

Detached House - Pontypridd

£250,000

Property Reference: PP10040



propertyplus
property-plus.co.uk

We offer for sale this modern, three double bedroom, detached property, built-in 2004, situated in this convenient location offering immediate access to all services and amenities. PP10040



We offer for sale this modern, three double bedroom, detached property, built-in 2004, situated in this convenient location offering immediate access to all services and amenities. It offers easy walking distance to the main shopping centre at Pontypridd with all its high street shops, coffee shops, amazing leisure facilities at Ynysangharad Park with its swimming pool, bowls, tennis courts etc. Great for transport links and commuting, close to schools at all levels. This property offers generous family-sized accommodation with garden to rear and excellent sized garden to front with driveway for off-road parking for a number of vehicles with an additional integral garage. It benefits from UPVC double-glazing, gas central heating and will be sold as seen including made to measure blinds, fitted carpets, floor coverings and many extras. An early viewing is highly recommended. A brand new fitted kitchen has recently been installed with integrated appliances to remain. It briefly comprises entrance porch, cloaks/WC, spacious lounge, open-plan dining room, modern new fitted kitchen with integrated appliances, lobby, first floor open landing, three double bedrooms, master bedroom with en-suite shower/WC, further family bathroom/WC, gardens to front and rear, driveway, integral garage. PP10040

Entranceway

Entrance via UPVC double-glazed door allowing access to entrance porch.

Porch

Plastered emulsion décor and ceiling, ceramic tiled flooring, alarm controls, white panel door to rear allowing access to lounge, further door to front allowing access to cloaks/WC.

Cloaks/WC

Patterned glaze UPVC double-glazed window to side, plastered emulsion décor and ceiling, fitted





carpet, radiator, white suite to include low-level WC, wash hand basin with splashback ceramic tiling, fixtures and fittings to remain as seen.

Lounge (5.85 x 3.25m)

UPVC double-glazed window to front with blinds overlooking front gardens and driveway, plastered emulsion décor and coved ceiling with range of recess lighting, two radiators, quality fitted carpet, ample electric power points, television aerial socket, double clear glazed panel doors to rear allowing access to dining room.



Dining Room (4.08 x 3.22m not including depth of recesses)

This is an open-plan dining room with UPVC double-glazed French doors to rear allowing access to rear gardens, plastered emulsion décor and ceiling, quality fitted carpet, radiator, ample electric power points, white panel door to side allowing access to kitchen, open-plan stairs to first floor elevation with spindled balustrade and fitted carpet.



Kitchen (2.65 x 3.32m)

UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor and ceiling, quality tiled flooring, radiator, full range of new high gloss white fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, ample work surfaces with co-ordinate splashback ceramic tiling, matching breakfast bar, ample electric power points, integrated electric oven, four ring gas hob, extractor canopy fitted above, stainless steel sink and drainer with central mixer taps, plumbing for automatic washing machine, ample space for additional appliances if required, white panel door allowing access to lobby.

Lobby

Plastered



emulsion décor and ceiling, UPVC double-glazed door to side allowing access to gardens front and rear, door to understairs storage cupboard, ceramic tiled flooring, white panel door allowing access to garage.

Garage

Excellent size with block-built walls, plastered emulsion ceiling with electric striplight fitting, concrete flooring, further range of storage cabinets to remain as seen, supplied with electric power and light, wall-mounted gas combination boiler supplying domestic hot water and gas central heating, up and over doors allowing access to driveway.

First Floor Elevation

Landing

UPVC double-glazed window to side, plastered emulsion décor and ceiling with generous access to loft, fitted carpet, spindled balustrade, electric power points, radiator, white panel doors allowing access to bedrooms 1, 2, 3, family bathroom.

Bedroom 1 (3.42 x 3.32m)

UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor and ceiling, fitted carpet, radiator, electric power points.

Family Bathroom

Generous family bathroom with patterned glaze UPVC double-glazed window to rear, plastered emulsion décor and ceiling, cushion floor covering, radiator, white suite to include panelled bath, low-level WC, wash hand basin, splashback ceramic tiling, Xpelair fan.

Bedroom 2 (4.75 x 2.55m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and ceiling, fitted carpet, radiator, ample electric power points.

Bedroom 3 (6.07 x 3.18m)

UPVC double-glazed window to rear with made to measure blinds, plastered emulsion décor and ceiling, fitted carpet, radiator, ample electric power points, door to en-suite shower room/WC.

En-Suite Shower Room/WC

Generous size with UPVC double-glazed window to side, quality ceramic tiling to halfway with plastered emulsion décor above, completely ceramic tiled to shower area, plastered emulsion ceiling, Xpelair fan, ceramic tiled flooring, radiator, white suite to include low-level WC, wash hand basin with central mixer taps, walk-in shower cubicle housing Triton electric shower.

Rear Garden

Flat enclosed private garden offering excellent potential, currently laid to concrete paved patio with artificial grass-laid section, side access, aluminium steel storage shed to remain as seen, benefits from external water tap fitting and outside courtesy lighting.

Front Garden and Driveway

Laid to concrete with brick-built front boundary walls with wrought iron balustrade above and double matching gates allowing main access, side entrance and access to integral garage.

Disclaimer

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Notes

About Property Plus

Our Background

The managing director has been a property professional for over 20 years and has made many personal property acquisitions and sales, and through this experience understands the needs, from a client's perspective when it comes to property. With a first class team of professionals ranging from mortgage advisors, solicitors, architects, contractors, planners, insurance brokers and property managers the level of support and experience delivered to our clients is second to none.

Our Vision

Our vision is to be the agent of choice for anyone considering a property related transaction by being the best in our profession. To provide an outstanding level of service to our clients and to make moving home an easy, seamless and pleasurable experience. We believe in keeping clients for life and will stay in contact with clients long after their transaction has concluded so we remain the agent of choice.

Our Mission

OUR CLIENTS - are the most important part of our business. Our main focus is to deliver outstanding service, making moving an easy, seamless and pleasurable experience.

OUR TEAM - is our most valuable asset and we work together in an atmosphere of fun and respect. We support each other to deliver exceptional customer care and achieve our personal goals.

OUR BUSINESS - provides a one-stop service for all property related matters. Our business is built on four strong principles and we have a shared vision to be the best in our profession both in terms of service and results.



INTEGRITY - TEAMWORK - PASSION - PROFESSIONALISM



Buying Your Property

Choosing a property

Viewing properties can be long and laborious if you haven't identified exactly what you want and where. Research the areas you are interested in, paying particular attention to the things that are most important to you, such as local amenities, transport links, schools, open space and council-tax bands.

When you have found the area/s you want to live in and the type of property you can afford, it's time to start viewing properties.



It's best to have a list of things to ask and look out for, to help you identify properties that might be worth a second viewing, for example:

- Ask to see a copy of the energy performance certificate (EPC)
- If it is a leasehold property, how many years are left on the lease?
- Check out the boiler.
- Does the property have gas central heating?
- What council-tax band is the property in?
- Does the property have double glazing?
- Is the attic well insulated (check the EPC)?
- If the property is leasehold, are there any service charges?
- Is the property near suitable transport links?

Making an offer

When you are ready to make your offer, give us a call we will take charge of the sale of the property immediately. If you like the property, the chances are others will too, so speed is essential. You may want to put your offer in writing and give the name of your solicitor.

We will contact the seller and await their decision. Don't be surprised if your first offer is rejected. Buying and selling is about negotiation and this is where we as an experienced estate agent come into our own, so if you are a seller as well as a buyer, we work for you!

Obtaining A Mortgage

Property Plus will be able to recommend a local independent mortgage adviser, who will search for the deals that suit you as an individual.