

Detached House - Ton Pentre

£465,000

Property Reference: PP10415



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We are delighted to offer to the market, this beautifully presented, modern, three double bedroom, detached property situated in approximately two thirds of an acre of ground with lawned gardens to rear, additional plot of ground with potential for development subject to planning consent with private swimming pool.



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Entranceway

Entrance via composite double-glazed panel door with patterned glaze UPVC double-glazed panel to side allowing access to entrance hallway.

Hallway

Plastered emulsion décor and ceiling with coving and recess lighting, quality





fitted carpet, staircase to first floor elevation, central heating radiator, modern light oak panel doors allowing access to lounge, sitting room, cloaks/WC and walk-in storage cupboard.

Lounge (3.93 x 3.80m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and coved ceiling, quality fitted carpet, radiator, ample electric power points, feature wall with tiled section and wall-mounted electric fire to remain as seen, recess alcoves fitted with shelving.



Cloaks/WC

Patterned glaze UPVC double-glazed window to front with made to measure blinds, quality porcelain tiled décor to two thirds with plastered emulsion décor above, plastered emulsion ceiling, non-slip flooring, chrome heated towel rail, modern suite to include close-coupled WC, wash hand basin with central mixer taps housed within high gloss contrast base unit, sliding concealed door allowing access to understairs storage.



Sitting Room (4.22 x 5.43m not including substantial depth to recesses)

Bi-folding UPVC double-glazed doors to rear overlooking and allowing access to rear gardens, plastered emulsion décor and ceiling with coving and range of recess lighting, two central heating radiators, quality fitted carpet, ample electric power points, solid oak panel door to side allowing access to kitchen/dining room.



Kitchen/Dining Room (2.75 x 5.29m)

UPVC double-glazed windows to side and rear both with made to measure roller blinds, attractive wood panelling to halfway with plastered emulsion décor above, plastered emulsion ceiling with coving and range of modern

light fittings including wall light fittings, tiled flooring, central heating radiator, full range of fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, ample work surfaces with co-ordinate splashback ceramic tiling, plumbing for dishwasher, space for freestanding electric cooker, single sink and drainer unit with central mixer taps, ample space for additional appliances and table and chairs if required, original built-in storage cupboard fitted with shelving, solid oak panel door allowing access to walk-in pantry, modern oak panel door to side allowing access to side hallway.

Walk-In Pantry

Patterned glaze window to side, plastered emulsion décor and ceiling, sensor controlled lighting, ceramic tiled flooring, full range of shelving to remain as seen.

Side Hallway

Composite double-glazed panel door to front, further UPVC double-glazed door to rear allowing access to rear gardens, plastered emulsion ceiling, ceramic tiled flooring, access to purpose-designed utility room.

Utility Room (3.34 x 1.66m)

UPVC double-glazed window to rear with made to measure blinds, attractive PVC panelled ceiling, Xpelair fan, radiator, tiled flooring, full range of white fitted kitchen units comprising ample base units, ample work surfaces, ample space for additional appliances, single sink and drainer unit with central mixer taps, plumbing for automatic washing machine, wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

First Floor Elevation

Landing

Feature double patterned glaze panelled UPVC windows to side, further UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and coved ceiling, generous access to loft, quality fitted carpet, radiator, ample electric power points, built-in storage cupboard, quality modern oak panel doors to bedrooms 1, 2, 3 and family bathroom.

Bedroom 1 (3.52 x 3.40m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and coved ceiling, quality fitted carpet, radiator, ample electric power points, double doors to built-in cupboard providing ample hanging and shelving space.

Bedroom 2 (4.21 x 3.63m)

UPVC double-glazed window to rear offering unspoilt views over the gardens and surrounding countryside, plastered emulsion décor and coved ceiling, quality modern fitted carpet, ample electric power points, full range of built-in wardrobes to one wall providing ample hanging and shelving space.

Family Bathroom

Patterned glaze UPVC double-glazed window to side with made to measure blinds, ceramic tiled décor floor to ceiling, papered and coved ceiling with modern four way spotlight fitting, quality flooring, modern central heating radiator, fixtures and fittings to remain, white suite comprising low-level WC, wash hand basin with central mixer taps, panelled bath with central mixer taps and overhead rainforest shower with attachments supplied direct from combi system with shower screen, vanity mirror.

Bedroom 3 (4.56 x 4.16m)

UPVC double-glazed window to rear offering unspoilt views of the surrounding mountains and countryside overlooking rear gardens and swimming pool, plastered emulsion décor with one feature wall papered, plastered emulsion and coved ceiling, quality fitted carpet, radiator, ample electric power points, modern panel door to en-suite shower room/WC.

En-Suite Shower Room/WC

Fully ceramic tiled floor to ceiling with plastered emulsion ceiling, recess lighting, Xpelair fan, quality flooring, chrome heated towel rail, walk-in

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.