

End Link - Porth

£129,950

Property Reference: PP10773



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Looking for an outstanding family-sized, end-link property situated in a quiet cul-de-sac position with outstanding gardens offering great potential? Then look no further! EPC D



Looking for an outstanding family-sized, end-link property situated in a quiet cul-de-sac position with outstanding gardens offering great potential? Then look no further! This property, situated here in this quiet location offering direct access to the A4119 link road for M4 corridor, offers generous family-sized accommodation. It benefits from UPVC double-glazing, gas central heating. It will be sold including fitted carpets, floor coverings, blinds, voiles, light fittings, fitted wardrobes and many extras. It is situated on this outstanding sized plot with additional gardens to front, side and rear with purpose-built outbuilding, ideal for office or gym. It offers potential for creating driveway for off-road parking and so many extras. An early viewing is highly recommended. It briefly comprises, open-plan lounge/kitchen/diner, spacious lounge, first floor landing, three bedrooms, one with built-in wardrobes, bathroom/WC, loft storage, gardens to front, side and rear, offers great potential. EPC D

Entranceway

Entrance via UPVC double-glazed door allowing access to open-plan kitchen/diner.

Kitchen/Diner (7.32 x 3.38m)

UPVC double-glazed windows to front, UPVC double-glazed door to rear allowing access onto rear gardens, papered décor with one feature wall, central heating radiators, wall-mounted gas and electric service meters, laminate flooring, ample electric power points, Xpelair fan, full range of fitted kitchen units in dove grey comprising ample wall-mounted units, base units with kickboard display lighting, integrated electric oven, four ring gas hob, extractor canopy fitted above, ample work surfaces with co-ordinate splashback ceramic tiling and





downlighting, single sink and drainer unit with mixer taps, plumbing for automatic washing machine, open-plan stairs to first floor elevation with fitted carpet, access to understairs storage, white panel door to side allowing access to lounge.

Lounge (3.50 x 6m)

UPVC double-glazed window to front with made to measure blinds, UPVC double-glazed double French doors to rear allowing access and overlooking gardens, papered décor with ornate dado, one feature wall, plastered emulsion and coved ceiling with ornate centrepiece and pendant ceiling light fitting, two wall light fittings to remain, quality laminate flooring, two radiators, ample electric power points, oversized feature fireplace with marble insert and matching hearth housing real flame gas fire.

First Floor Elevation

Landing

Patterned artex décor, textured ceiling, fitted carpet, staircase allowing access to loft storage, white panel doors to bedrooms 1, built-in storage cupboard, family bathroom/WC, bedroom 2 and 3.

Bedroom 1 (1.90 x 3.27m)

UPVC double-glazed window to front with made to measure blinds, papered décor with one feature wall, papered and coved ceiling, three-way spotlight fitting, fitted carpet, radiator, access to built-in storage cupboard fitted with shelving.

Family Bathroom

Patterned glaze UPVC double-glazed window to rear with roller blinds, ceramic tiled décor floor to ceiling, PVC panelled ceiling, laminate flooring, radiator, white suite to include panelled bath with central mixer taps, plumbing already for shower if required, low-level WC, wash hand basin set within high

gloss base vanity unit.

Bedroom 2 (4.17 x 2.77m)

UPVC double-glazed window to rear overlooking rear gardens and with unspoilt views over the surrounding area, papered décor with one feature wall, papered and coved ceiling, fitted carpet, radiator, ample electric power points.

Bedroom 3 (3.15 x 3.55m)

UPVC double-glazed window to front with made to measure blinds, papered décor with one feature wall papered, papered and coved ceiling, fitted carpet, radiator, range of built-in wardrobes providing ample hanging and shelving space.

Loft Storage

Benefitted from boarding, with a genuine skylight window, supplied with electric power and light, plumbing for radiator if required.

Rear Garden

Laid to decking with feature lighting and spindled balustrade, further allowing access onto concrete paved patio, grass-laid gardens, sweeping around to side elevation.

Side Garden

Laid to grass, leading onto patio and grass section, purpose-built outbuilding with UPVC double-glazing and electric power and light, ideal for working from home.

Additional Gardens

Creating great potential for off-road parking.

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.