

propertyplus

for sale

Semi-Detached House - Porth

£224,950

Property Reference: PP10782



Situated here in this particularly sought after location within this prestigious small development of Caemawr Gardens, we are delighted to offer to the market this beautifully maintained and upgraded, versatile, two/four bedroom, three storey, semi-detached property with outstanding gardens to rear and brick-laid driveway to front for off-road parking for some two vehicles.



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Call Free 0800 043 7300

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Entranceway

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

Porch

Cushion floor





covering, emulsion décor, UPVC double-glazed door with matching panel to side to rear through to open-plan entrance hallway.

Hallway

Excellent sized open-plan entrance hallway with plastered emulsion décor with dado to centre, emulsion and coved ceiling with modern pendant ceiling light fitting, quality flooring, telephone point, radiator, open-plan stairs to first floor elevation with fitted carpet, white panel doors allowing access to storage cupboard, garage conversion, sitting room, cloaks/WC and utility room.



Garage Conversion (2.65 x 4.59m not including substantial depth to recesses)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and coved ceiling, quality modern fitted carpet, radiator, ample electric power points, white panel door to built-in storage cupboard fitted with shelving.

Sitting Room (2.72 x 3.18m)

UPVC double-glazed patio doors to rear allowing access and overlooking beautifully presented gardens, plastered emulsion décor and ceiling, laminate flooring, radiator, ample electric power points, white panel door to understairs storage.



Cloaks/WC/Utility Room (2.18 x 1.69m not including depth of recesses)

UPVC double-glazed door and window to rear both with blinds allowing access to rear gardens, quality ceramic tiled décor to halfway with plastered emulsion décor above, plastered emulsion and coved ceiling with modern three-way spotlight fitting, cushion floor covering, wall-mounted gas combination boiler supplying domestic hot water and gas central heating, close-coupled WC and wash hand basin



with central mixer taps housed within base vanity unit with matching wall-mounted unit above, plumbing for automatic washing machine, ample space for additional appliances if required.

First Floor Elevation

Landing

Plastered emulsion décor, textured emulsion ceiling with coving, fitted carpet, electric power points, double bevel-edged glazed panel doors to side allowing access to lounge.

Lounge (4.54 x 3.71m)

UPVC double-glazed patio doors with made to measure blinds to main feature wall allowing access onto rooftop patio if required, plastered emulsion décor, patterned artex and coved ceiling with modern pendant ceiling light fitting, quality wood panel flooring, central heating radiator, ample electric power points, open-plan stairs to first floor elevation with modern fitted carpet, Adam-style feature fireplace with marble-effect insert and matching hearth housing ornamental electric fire, bevel-edged glazed panel door to side allowing access to kitchen/diner.

Kitchen/Diner (2.95 x 4.54m)

UPVC double-glazed window to rear with made to measure blinds overlooking beautifully presented gardens, plastered emulsion décor and coved ceiling with modern three-way spotlight fitting, cushion floor covering, radiator, full range of rosewood finished fitted kitchen units comprising ample wall-mounted units, base units, larder units, drawer packs, ample marble work surfaces with co-ordinate splashback ceramic tiling, ample electric power points, feature display lighting, integrated electric oven, four ring gas hob, extractor canopy fitted above, stainless steel insert bowl and half with central mixer taps and grooved marble drainer, integrated dishwasher, ample space for additional appliances including dining table and chairs if required.

Second Floor Elevation

Landing

Plastered emulsion décor, quality fitted carpet, emulsion and coved ceiling with access to loft, white panel doors to bedrooms 1, 2, family bathroom.

Bedroom 1 (2.96 x 4.51m)

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.

Family Bathroom

Patterned glaze UPVC double-glazed windows to rear, fully ceramic tiled floor to ceiling, plastered emulsion ceiling with coving and full range of recess lighting, quality flooring, white heated towel rail, modern white suite to include panelled bath with central mixer taps, electric shower fitted over bath, low-level WC, oversized wash hand basin with central mixer taps and vanity mirror above.

Bedroom 2 (2.77 x 2.97m)

UPVC double-glazed window to rear overlooking rear gardens with made to measure blinds and outstanding views of the surrounding hills, plastered emulsion décor, textured emulsion ceiling, fitted carpet, radiator, ample electric power points, door to built-in storage cupboard fitted with hanging and shelving space.

Rear Garden

Beautifully presented, low maintenance, laid to colour paved patio with outside water tap fitting and courtesy lighting, further allowing access onto feature gravel-laid gardens with additional paved patio area and timber garden storage shed to remain as seen, this is an excellent sized garden with unspoilt views over the surrounding farmland.

Driveway to Front

Brick-laid driveway to accommodation off-road parking for a minimum of two vehicles with side access through to rear gardens and with main entrance.

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.