

propertyplus

for sale

Detached House - Gilfach Goch

£275,000

Property Reference: PP10817



propertyplus
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Situated here in this sought after, residential development, we are delighted to offer to the market this modern four bedroom, detached property, built in 2007, offering excellent family-sized accommodation and in such a convenient location offering easy access to road links for M4 corridors, Bridgend and Cardiff, schools at all levels, outstanding walks over the surrounding countryside.



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Entranceway

Entrance via composite double-glazed panel door allowing access to impressive open-plan entrance hallway.

Hallway

Plastered emulsion décor and ceiling with modern pendant ceiling light fitting, quality laminate flooring, ample electric power points, telephone point, radiator, open-plan stairs to first floor elevation with spindled balustrade, quality fitted carpet, range of





quality storage built beneath stairwell, high gloss built-in shoe cupboard to remain as seen, modern white panel doors allowing access to sitting room/current playroom, cloaks/WC, main lounge and kitchen/diner.

Cloaks/WC

Plastered emulsion décor and ceiling with Xpelair fan, quality cushion floor covering, modern slimline authentic radiator, fixtures and fittings to remain, white suite to include low-level WC, corner wash hand basin with splashback ceramic tiling set within high gloss base vanity unit.

Sitting Room/Playroom (2.32 x 4.80m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and ceiling with two modern pendant ceiling light fittings, radiator, laminate flooring, ample electric power points, modern panel door to rear allowing access to utility room.

Lounge (3.20 x 4.37m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor with one feature wall papered, plastered emulsion ceiling with modern pendant ceiling light fitting, quality fitted carpet, radiator, ample electric power points, television aerial socket, feature modern fire surround to remain as seen.

Kitchen/Diner (6.05 x 2.64m not including depth of recesses)

Plastered emulsion décor and ceiling with two modern pendant ceiling light fittings, cushion floor covering, central heating radiator.

Dining Section

UPVC double-glazed double French doors with matching panels either side to rear allowing access to rear gardens, made to measure blinds to remain, breakfast bar separating kitchen and dining section.

Kitchen

Further UPVC double-glazed window to rear with made to measure blinds, full range of ivory high gloss fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, ample work surfaces with co-ordinate splashback ceramic tiling, further range of kickboard display lighting, integrated electric oven, four ring gas hob, extractor canopy fitted above, integrated dishwasher, single sink and drainer with central mixer taps, further central heating radiator, additional space for appliances as required, white panel door to side allowing access to utility room.

Utility Room

Composite double-glazed panel door to rear with made to measure blinds allowing access onto rear gardens, plastered emulsion décor and ceiling with Xpelair fan, cushion floor covering, radiator, wall-mounted gas combination boiler supplying domestic hot water and gas central heating, further work surfaces with ample electric power points, splashback ceramic tiling, plumbing for automatic washing machine, ample space for additional appliances, larder unit, white panel door allowing access to sitting room/playroom.

First Floor Elevation

Landing

Plastered emulsion décor and ceiling with modern pendant ceiling light fitting, quality fitted carpet, electric power points, generous access to loft, high gloss built-in shoe cupboard to remain as seen, white panel doors to bedrooms 1, 2, family bathroom, bedrooms 3, 4, door to built-in storage cupboard fitted with shelving.

Bedroom 1 (4.12 x 3.58m not including depth of recesses)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor with one feature wall papered, plastered emulsion ceiling, quality fitted carpet, radiator, ample electric power points, full range of built-in wardrobes to one wall providing ample hanging and shelving space, white panel door to side allowing access to en-suite shower room/WC.

En-Suite Shower Room/WC

Patterned glaze UPVC double-glazed window to front with roller blinds, quality tiled decor to halfway with plastered emulsion décor above and complete to shower area, quality flooring, chrome heated towel rail, electric shaver point, white suite to include oversized walk-in shower cubicle with overhead rainforest shower with attachments, accessed via clear glazed concertina doors, close-coupled WC, wash hand basin with central mixer taps housed within high gloss vanity unit, fixtures and fittings to remain.

Bedroom 2 (3.06 x 2.90m)

UPVC double-glazed window to rear with made to measure blinds offering unspoilt views, plastered emulsion décor and ceiling, fitted carpet, radiator, electric power points.

Family Bathroom

Patterned glaze UPVC double-glazed window to rear with made to measure contrast blinds, plastered emulsion décor and ceiling with two walls ceramic tiled to halfway, fixtures and fittings to remain, cushion floor covering, electric shaver point, modern white suite to include low-level WC, wash hand basin with central mixer taps, panelled bath with central mixer taps, shower attachment, Xpelair fan.

Bedroom 3 (2.72 x 2.90m)

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

Bedroom 4 (3.36 x 2.60m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor with one feature wall papered, plastered emulsion ceiling, fitted carpet, ample electric power points, radiator, range of built-in wardrobes providing ample

hanging and shelving space, feature sensory

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.