

Semi-Detached House - Porth

£284,950

Property Reference: PP11109



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hallway, bay-fronted lounge/diner, modern fitted kitchen with central island and integrated appliances, fitted utility room with integrated appliances, cloaks/WC, boiler cupboard, first floor landing, three generous sized bedrooms, family bathroom/WC/shower, second floor impressive landing area, bedroom 4, en-suite shower room/WC, gardens to front and rear, side entrance, off-road parking for two vehicles.

Entranceway

Entrance via modern composite double-glazed panel door allowing access to entrance porch.

Porch

Plastered emulsion décor and ceiling, quality feature tiled flooring, wall-mounted and boxed in electric service meters, slimline modern central heating radiator, electric power points, colour stained and leaded oak panel door to rear allowing access to through entrance hallway.

Hallway

Beautifully presented through entrance hallway with plastered emulsion décor and ceiling, original Victorian flooring, slimline modern radiators, electric power points, open-plan stairs to first floor elevation with original spindled balustrade and carpet tread, double modern glazed oak panel doors to side allowing access to bay-fronted lounge/diner, matching door to rear allowing access to kitchen.

Lounge/Diner (3.83 x 8.03m not including depth of recesses and bay)

UPVC double-glazed bay sash window to front with made to measure blinds, UPVC double-glazed window to rear, further window to side all fitted with made to measure blinds, plastered emulsion décor and ceiling, quality fitted carpet, modern slimline contrast central heating radiators, two recess alcoves both

fitted with display shelving and feature downlighting, both with base storage cabinets, one with gas service meters, feature fireplace with ornamental log electric fire to remain as seen with original oak mantel, ample electric power points.

Kitchen (3.82 x 3.22m)

UPVC double-glazed window to side overlooking side gardens, plastered emulsion décor and ceiling with full range of recess lighting, laminate flooring, slimline contrast modern radiator, full range of modern quality graphite grey fitted kitchen units comprising ample wall-mounted units, base units, pan drawers, ample work surfaces with feature brick insert with recess lighting, kickboard lighting, integrated fridge/freezer, double electric oven, dishwasher, wine cooler, contrast single sink and drainer unit, feature central island with further base storage cabinets, marble-effect work surfaces, electric four ring halogen oven with feature extractor canopy fitted above and breakfast area, light oak modern glazed panel doors to rear allowing access to utility room.

Utility Room (2.71 x 2.32m)

UPVC double-glazed window and door to side allowing access to gardens, plastered emulsion décor and ceiling with genuine Velux double-glazed skylight window, modern slimline radiator, further range of matching graphite grey kitchen units comprising ample wall-mounted units, base units, ample work surfaces with matching splashback, ample electric power points, integrated automatic washing machine, single sink and drainer unit with central mixer taps, white panel door to built-in storage cupboard with new wall-mounted gas combination boiler supplying domestic hot water and gas central heating with further modern light oak panel door allowing access to cloaks/WC.

Cloaks/WC

Plastered emulsion décor and ceiling with genuine Velux double-glazed skylight window, wall light fitting, laminate flooring, contrast slimline towel rail, white suite comprising close-coupled WC, wash hand basin and central mixer taps housed within feature walnut vanity base unit.

First Floor Elevation

Landing

Impressive open-plan landing, plastered emulsion décor and ceiling with full range of recess lighting with one section to vaulted ceiling, quality fitted carpet, electric power points, spindled balustrade, contrast slimline central heating radiator, light oak panel doors to bedrooms 1, 2, 3, family bathroom, open-plan staircase allowing access to second floor.

Bedroom 1 (2.97 x 2.17m)

Sash UPVC double-glazed window to front with made to measure blinds offering unspoilt views over the surrounding mountains, plastered emulsion décor and ceiling, quality fitted carpet, slimline contrast radiator, ample electric power points.

Bedroom 2 (2.97 x 4.85m)

UPVC double-glazed bay sash window to front with made to measure blinds offering unspoilt views, quality fitted carpet, ample electric power points, slimline contrast radiator.

Bedroom 3 (3.43 x 3.09m)

UPVC double-glazed window to rear, plastered emulsion décor and ceiling, quality new fitted carpet, slimline contrast radiator, ample electric power points.

Family Bathroom

Excellent sized family bathroom which must be viewed to be fully appreciated with two patterned glaze UPVC double-glazed windows, ceramic tiled flooring, slimline contrast central heating radiator with mirrored section, vaulted ceiling with downlighting and feature oak panelling to bath area, full suite to include close-coupled WC, freestanding panelled bath tub with freestanding central mixer taps and shower attachment, oversized modern wash hand basin with waterfall feature central mixer

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.