

Semi-Detached House - Ton Pentre

£230,000

Property Reference: PP6631



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Situated here on this sought after residential development in Ton Pentre, we are delighted to offer to the market, this beautifully presented, completely upgraded, renovated and modernised, extended, two double bedroom, semi-detached property which must be viewed to be fully appreciated. Situated in this prime corner plot with excellent sized gardens to rear, garden to front, single garage supplied with electric power and light, driveway to accommodate off-road parking for some two vehicles. It offers generous accommodation, with modern living, all quality fitted carpets, floor coverings, light fittings and blinds to remain. It benefits from UPVC double-glazing, gas central heating and has been extended to the rear housing a spacious open-plan modern fitted kitchen/dining room/sitting room overlooking the gardens and surrounding mountains. The kitchen will include a full range of quality integrated appliances with ample dining space to the centre. An early viewing is highly recommended. It is being offered for sale at this very realistic price in order to achieve a quick sale. It briefly comprises, entrance porch, spacious open-plan lounge, modern extended, open-plan quality fitted kitchen/dining area/sitting area, first floor landing, modern bathroom/WC with shower over bath, two double bedrooms, gardens to front and rear, garage, driveway for off-road for two vehicles.

Entranceway

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

Porch

Plastered emulsion décor and ceiling, quality laminate flooring, central heating radiator, modern white panel door to rear allowing access to lounge.

Lounge (5.25 x 3.84m)

Leaded UPVC double-glazed





window to front overlooking front gardens with made to measure blinds, plastered emulsion décor and ceiling with modern ceiling light fitting, quality laminate flooring, central heating radiator, ample electric power points, telephone socket, television aerial socket, open-plan stairs to first floor elevation with quality fitted carpet, modern white panel door to rear allowing access to spacious open-plan modern living kitchen/dining room/sitting room.



Kitchen/Dining Room/Sitting Room (6.15 x 3.83m)
White panel door to understairs storage facility, plastered emulsion décor and ceiling with modern three-way pendant ceiling light fitting, quality flooring, slimline contrast central heating radiator, full range of quality contrast high gloss white and dove grey fitted kitchen units comprising ample wall-mounted units, base units, pan drawers, larder unit, integrated electric oven, microwave, fridge/freezer, automatic washing machine, dishwasher, four ring induction hob with extractor canopy fitted above, ample work surfaces with feature display downlighting, single sink and drainer with central mixer taps, ample space for family dining table and chairs opening through to sitting area.



Sitting Area

Brick-built to one third with UPVC double-glazed panelled windows above all with opening skylights and with made to measure insert blinds, UPVC double-glazed double French doors to side allowing access to gardens, matching flooring, slimline modern contrast radiator, plastered emulsion ceiling with full range of recess lighting, genuine Velux double-glazed skylight window.



First Floor Elevation

Landing

Plastered emulsion décor, quality fitted carpet, plastered emulsion ceiling, generous access to loft, modern white panel doors to bedrooms 1, 2, family bathroom.

Bedroom 1 (2.53 x 2.82m)

Leaded UPVC double-glazed window to front with made to measure blinds overlooking surrounding hills and mountains, plastered emulsion décor and ceiling, quality fitted carpet, radiator, electric power points.

Family Bathroom

Patterned glaze UPVC double-glazed window to side with roller blinds, quality porcelain tiled décor floor to ceiling, plastered emulsion ceiling with Xpelair fan, ceramic tiled flooring, chrome heated towel rail, modern contrast suite fitted in white comprising shower-shaped panel bath with above bath shower screen, overhead rainforest shower and attachments supplied direct from combi system, low-level WC, wash hand basin set within modern base vanity unit with matching wall-mounted unit to remain as seen, door to built-in storage cupboard housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating and fitted with shelving.

Bedroom 2 (3.85 x 2.71m)

UPVC double-glazed window to rear with roller blinds overlooking surrounding mountains and rear gardens, plastered emulsion décor and ceiling, quality fitted carpet, radiator, ample electric power points.

Rear Garden

Excellent sized corner plot garden laid to concrete paved patio further allowing access onto grass-laid gardens, side access to front driveway and garage.

Single Garage

Supplied with electric power and light and accessed via up and over doors.

Front Garden

Laid to grass with stepping stone pathway with mature apple tree.

Driveway

Laid to tarmacadam for off-road for some two vehicles, external courtesy lighting, outside service meters, side access to gardens.

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.