

## Terraced House - Porth

£179,950

Property Reference: PP11230



This is a beautifully presented, completely renovated and modernised, spacious, two/three bedroom, modern open-plan mid-terrace bungalow situated here in this sought after location, offering immediate access into the village of Porth with all its facilities including transport connections, healthcare, schools at all levels, ideal for road connections via A4119 or A470 for M4 corridor.



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## Entranceway

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

## Hallway

Plastered emulsion décor and ceiling, generous access to loft with pulldown ladder, quality laminate flooring, wall-mounted and boxed in electric service meters, modern white panel doors allowing access to





bedrooms 1 and 2.

#### Bedroom 1 (2.95 x 1.96m)

Sash-effect UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and coved ceiling, quality new fitted carpet, radiator, ample electric power points.

#### Bedroom 2 (2.72 x 3.14m)

Sash-effect UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and coved ceiling with modern three-way spotlight fitting to remain as seen, quality modern fitted carpet, radiator, ample electric power points, gas service meters housed within recess storage, opening to rear through to bedroom 3/dressing room.

#### Bedroom 3/Dressing Room (2.90 x 2.70m)

Matching plastered emulsion décor and ceiling with coving and range of recess lighting together with genuine Velux UPVC double-glazed skylight window, ample electric power points, radiator, quality modern fitted carpet, modern white panel door to side allowing access through to lounge.

#### Lounge/Kitchen/Diner (6.80 x 4.84m)

##### Lounge Area

Plastered emulsion décor and ceiling with coving, quality laminate flooring, central heating radiator, telephone point, ample electric power points, leading to impressive open-plan kitchen.

##### Kitchen Area

UPVC double-glazed bi-folding doors to rear allowing access and overlooking rear gardens with unspoilt views over the surrounding mountains, matching décor, flooring and ceiling, slimline modern upright radiator, full range of midnight blue modern fitted kitchen units comprising ample wall-mounted units, base units, larder units, drawer sections, ample work surfaces with matching

splashback, stainless steel insert sink and drainer with central mixer taps, integrated electric oven, fridge/freezer, four ring electric hob, extractor canopy fitted above, plumbing for automatic washing machine, wall-mounted gas combination boiler supplying domestic hot water and gas central heating, ample space for additional appliances and dining table and chairs if required, modern white panel door to side allowing access to bathroom/WC.

## Bathroom/WC

Good sized bathroom/WC with patterned glaze UPVC double-glazed window to rear, plastered emulsion décor and ceiling, Xpelair fan, quality cushion floor covering, chrome heated towel rail, modern white suite to include shower-shaped panel bath with central mixer taps, above bath shower screen, rainforest shower supplied direct from combi system, complete ceramic tiling to bath area with recess shelving ideal for ornamental display, close-coupled WC, wash hand basin set within high gloss base vanity unit with central mixer taps.

## Rear Garden

Excellent sized garden with enormous potential offering unspoilt picturesque views over the surrounding valley and mountains, currently the garden is laid to artificial grass-laid section with external electric power points, outside courtesy lighting, display lighting, outside water tap, leading onto additional gardens laid to grass with timber boundary fencing, an ideal family garden with enormous potential.

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## 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

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# 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.