

End of Terrace - Ton Pentre

£295,000

Property Reference: PP11444



This truly is an impressive, unique, extended, deceptively spacious, three bedroom plus loft storage, immaculately presented, end-terrace property situated here in this popular side street location of Ton Pentre, offering immediate access to all amenities including schools at all levels, leisure facilities, excellent transport connections and outstanding walks over the surrounding hills and mountains.



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flat gardens to rear, ideal for children and families, laid to sandstone patio, artificial grass-laid gardens and composite decked gardens with family hot tub to remain as seen under the purpose-built pagoda, detached garage with electric power and light, remote controlled doors allowing excellent lane access. Properties of this standard seldom become available to the market and therefore an early viewing appointment is essential. It briefly comprises, entrance porch, impressive open-plan lounge with media wall and oak staircase, leading through to quality fitted kitchen with dining area and central island, full range of integrated appliances, cloaks/WC, summer room/sitting room, first floor landing, family bathroom/WC/jacuzzi shower, three double bedrooms all with quality range of modern built-in and fitted wardrobes, one with en-suite shower room/WC, loft storage with additional storage, gardens to rear and side, oversized detached garage with remote controlled doors and excellent lane access.

Entranceway

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

Porchway

Papered décor with feature brick glazed panelling to side through to lounge, plastered emulsion and ornate coved ceiling with recess lighting, ceramic tiled flooring, wall-mounted electric service meters, modern oak panel door to side allowing access to lounge.

Lounge (4.60 x 6.60m)

Light oak-effect sash double-glazed window to front with made to measure blinds and drapes, plastered emulsion décor and coved ceiling

with range of recess lighting and pendant ceiling light fitting, quality fitted carpet, central heating radiators, ample electric power points, one feature wall papered, media wall with built-in feature fire and with insert ready for flatscreen television as required, ample electric power points, dimmer switch controls for mood lighting, genuine oak staircase to first floor elevation with glass balustrade and feature lighting, light oak panel door to understairs storage facility, light oak glazed panel doors with matching panels either side allowing access to an outstanding open-plan kitchen/diner.

Kitchen/Diner (7.77 x 5.06m not including depth of recesses)

Plastered emulsion décor and ceiling with ornate coving and full range of recess lighting, quality porcelain tiled flooring with underfloor heating, additional Victorian-style rolltop radiator, ample electric power points, light oak panel door to cloaks/WC, double opening to side to summer lounge/sitting room.

Kitchen Area

UPVC double-glazed window to rear with made to measure blinds overlooking rear gardens, plastered emulsion décor with recess lighting, full range of modern quality fitted kitchen units finished in modern cloud colour with high gloss finish comprising ample wall-mounted units, base units, pan drawers, larder units, all with feature uplighting and lighting to central island, granite work surfaces, integrated wine cooler, automatic washing machine, tumble dryer, dishwasher, fridge, separate freezer, integrated microwave, electric oven, insert sink and a half with central mixer taps and grooved drainer, the central island is a feature of this fantastic kitchen has an extractor canopy centre placed with five ring gas cooking hob.

Cloaks/WC

Plastered emulsion ceiling with Xpelair fan and recess lighting, porcelain tiled flooring with underfloor heating, porcelain tiled décor, all fixtures and fittings to remain as seen, quality white suite comprising close-coupled WC, oval wash hand basin set within granite work surface with wall-mounted central mixer taps and light oak base vanity unit beneath, built-in storage cupboard housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

Summer Lounge (3.80 x 4.51m at its widest point)

Block-built to one third with light oak -effect UPVC double-glazed windows above, all with leaded panelling and skylight openings, made to measure blinds, further Victorian-style radiator, porcelain tiled flooring with underfloor heating, feature plastered emulsion ceiling with recess lighting, UPVC double-glazed French doors allowing access onto gardens, wall-mounted feature modern electric fire to remain as seen, ample electric power points.

First Floor Elevation

Landing

Impressive landing with plastered emulsion décor and ornate coved ceiling, quality fitted carpet, ample electric power points, radiator, open-plan stairs to loft storage, modern oak panel doors to bedrooms 1, built-in storage cupboard, family bathroom, bedrooms 2 and 3.

Bedroom 1 (4.60 x 3.38m)

Two light oak-effect sash UPVC double-glazed windows to front both with made to measure blinds and drapes, feature block glazed panel window, plastered emulsion décor and ornate coved ceiling with matching centrepiece and pendant ceiling light fitting, quality fitted carpet, central heating radiator, ample electric power points, full range of light oak fitted wardrobes to two walls, up and over double bed providing box storage, glazed shelving units,

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.