

**Semi-Detached House - Porth**

**£179,950 Sold STC**

*Property Reference: PP11441*



This is a renovated and modernised, three bedroom, semi-detached townhouse situated here in this popular residential side street of Glynfach, Porth offering unspoilt views over the surrounding valley and mountains.



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This is a renovated and modernised, three bedroom, semi-detached townhouse situated here in this popular residential side street of Glynfach, Porth offering unspoilt views over the surrounding valley and mountains. The property offers generous family-sized accommodation, benefitting from UPVC double-glazing and gas central heating. All fitted carpets, floor coverings, blinds, light fittings and fitted wardrobes will remain as seen. The lower ground floor/garage/workshop offers enormous potential for conversion to additional living accommodation, Granny annex, teenage studio or ideal perhaps for working from home. This property is being offered for sale at a very realistic price in order to achieve a quick sale and an early viewing appointment is highly recommended. It offers easy access to the main village of Porth with all its facilities including transport connections, schools at all levels, nightlife if required and excellent road links for A470 or A4119. Be sure to book your viewing appointment today. It briefly comprises, open-plan entrance hall, spacious lounge, new modern fitted kitchen with full range of integrated appliances and dining/sitting area, utility/storage room, first floor landing, three generous sized bedrooms, modern family bathroom/WC, separate shower room, gardens to rear, lower ground floor garage/storage/workshop.

## Entranceway

Entrance via UPVC double-glazed door with matching panel to side allowing access to impressive open-plan entrance hallway.

## Hallway

Plastered emulsion décor, dado to centre, textured emulsion ceiling, quality tiled flooring, central heating radiator, open-plan stairs to first floor elevation with modern fitted





carpet and spindled balustrade, door to built-in storage cupboard, white panel doors allowing access to lounge and kitchen/diner.

#### Lounge (5.46 x 3.59m)

Two Georgian UPVC double-glazed windows to front with unspoilt views over the surrounding valley, plastered emulsion décor with one feature wall papered, patterned artex and coved ceiling, quality laminate flooring, central heating radiator, ample electric power points, oversized marble feature fireplace with marble insert and hearth housing real flame gas fire to remain as seen.



#### Kitchen/Diner (5.43 x 2.97m)

Two UPVC double-glazed windows to rear with made to measure blinds overlooking rear gardens, UPVC double-glazed door to rear allowing access to garden, textured emulsion ceiling with modern drop pendant ceiling light fitting and further three section of light fittings over dining area, plastered emulsion décor, radiator, quality laminate tiled-effect flooring, full range of dove grey high gloss finish modern fitted kitchen units comprising ample wall-mounted units, base units, pan drawers, ample oak work surfaces with matching splashback and with further splashback ceramic tiling, integrated double gas and electric oven, four ring gas hob, extractor canopy fitted above, integrated fridge/freezer and automatic washing machine, single sink and drainer unit with central mixer taps.



#### Dining Section

Feature pull-out storage sections providing additional space, white panel door to utility storage.

#### Utility Room

Plastered emulsion décor, textured emulsion ceiling with electric light fitting, fitted



carpet, all shelving etc to remain as seen, this is a diverse storage room with potential to create staircase to garage and lower ground floor.

## First Floor Elevation

### Landing

Matching décor to entrance hallway, radiator, quality fitted carpet, spindled balustrade, textured emulsion ceiling, generous access to loft with pulldown ladder, electric power points, white panel doors to bedrooms 1, 2, 3, family bathroom, separate shower room, built-in storage cupboard.

### Bedroom 1 (3 x 3.54m)

UPVC double-glazed window to rear overlooking rear gardens, made to measure blinds to remain, papered décor, textured emulsion ceiling, quality modern fitted carpet, radiator, ample electric power points.

### Bedroom 2 (2.30 x 3.62m)

Georgian UPVC double-glazed window to front with made to measure roller blinds, papered décor, textured emulsion ceiling, fitted carpet, radiator, ample electric power points.

### Airing Cupboard

Fitted with shelving providing ample storage.

### Bedroom 3 (3.60 x 3.03m)

Georgian UPVC double-glazed window to front offering unspoilt views with made to measure roller blinds, range of wardrobes to remain as seen, papered décor with two contrast walls, quality fitted carpet, ample electric power points, textured emulsion ceiling.

### Family Bathroom

Generous sized bathroom with patterned glaze UPVC double-glazed window to rear, quality modern PVC panelled décor floor to ceiling with contrast panelling to ceiling with full range of recess lighting, quality tiled flooring, chrome heated towel rail, full modern white bathroom suite comprising panelled bath with central mixer taps, close-coupled WC, wash hand basin with central mixer taps housed within modern base vanity unit with mirrored storage cabinet above.

### Separate Shower Room

Patterned glaze Georgian UPVC double-glazed window to side, quality ceramic tiled décor floor to ceiling, textured emulsion ceiling with recess lighting, matching tiled flooring, walk-in oversized shower cubicle with Triton electric shower, all fixtures and fittings to remain.

### Rear Garden

Beautifully presented, a traditional country-style garden laid to concrete patio area leading onto grass-laid gardens heavily stocked with mature shrubs, ferns, evergreens etc, gate allowing access direct onto mountainside.

### Garage

UPVC double-glazed Georgian window to front, accessed via up and over doors offering ideal storage, the possibility of conversion to additional sitting room, perhaps Granny annex, an additional bedroom, a versatile space supplied with electric power and light.

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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.