

Detached House - Porth

£329,950

Property Reference: PP11445



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Situated here in this prime residential location, we are delighted to offer to the market this outstanding unique property with much character and history with the added benefit of additional land with enormous potential. Originally part of Bedw Farm, Gwaun Bedw but separated over the years, is this three bedroom, detached property situated on this substantial corner plot of ground which includes gardens and private driveway for off-road parking for numerous vehicles together with two detached garages (one supplied with electric) plus storage container. It benefits from an extra parcel of land outside the visual boundary. This property offers excellent family-sized accommodation and would ideally suit person with requirements for storage of equipment and vehicles. It offers the potential for extending or perhaps separating the land, subject to planning permission. It briefly comprises, entrance porch, hallway, cloaks/WC, family shower room, modern fitted kitchen/diner with integrated appliances, dining room/sitting room, lounge, first floor landing, three generous sized bedrooms, master bedroom with en-suite shower room/WC.

Entranceway

Entrance via UPVC double-glazed door with matching panel to side allowing access to porchway.

Porchway

Ceramic tiled décor to halfway, plastered emulsion décor above, ceramic tiled flooring, central heating radiator, UPVC double-glazed door to side allowing access to hallway.

Hallway

Plastered emulsion décor and ceiling, quality wood panel flooring, radiator, electric power points, full range of storage cupboards providing ample hanging and shelving space, further clear glazed French door allowing access to





dining room, sliding door allowing access to kitchen/diner, doors allowing access to shower room and separate WC.

Shower Room

Patterned glaze UPVC double-glazed window to front, quality ceramic tiled décor floor to ceiling, plastered emulsion ceiling with range of recess lighting, ceramic tiled flooring, full suite to include oversized family walk-in shower cubicle with PVC panelled décor and electric shower, wash hand basin, low-level WC, all fixtures and fittings to remain as seen, central heating radiator.

Separate WC

Window to side, plastered emulsion décor, textured ceiling, quality wood panel flooring, low-level WC, wash hand basin, all fixtures and fittings to remain.

Dining Room (5.57 x 2.65m not including depth of recesses)

UPVC double-glazed window to side with made to measure blinds overlooking gardens, plastered emulsion décor and coved ceiling with two ornate centrepieces, quality wood panelled flooring, two radiators, ample electric power points, feature fireplace with matching hearth and plinth area ideal for ornamental display with electric fire to remain as seen, clear glazed French door to rear allowing access to main lounge.

Lounge (3.54 x 6.02m)

UPVC double-glazed window to side with made to measure blinds, UPVC double-glazed door to side allowing access to gardens, plastered emulsion décor with dado to centre, oversized Adam-style fireplace with marble insert and hearth and matching mirror above to remain as seen, ornamental electric fire to remain, two central heating radiators, ample electric power

points, patterned artex ceiling, quality wood panel flooring, open-plan stairs to first floor elevation with fitted carpet and wrought iron balustrade.

Kitchen/Diner (3.92 x 5.58m)

UPVC double-glazed window to front, two further UPVC double-glazed windows to side with made to measure blinds overlooking rear gardens, UPVC double-glazed double French doors to side with made to measure blinds allowing access to gardens, plastered emulsion décor and ceiling with coving, full range of recess lighting, further two sets of three-way spotlight fittings, radiator, quality ceramic tiled flooring, full range of quality rosewood in colour fitted kitchen units comprising ample wall-mounted units, base units, pan drawers, ample work surfaces with co-ordinate splashback ceramic tiling, unique single sink and drainer unit with central mixer taps, plumbing for automatic washing machine, integrated dishwasher, integrated electric oven, microwave, tumble dryer, four ring gas hob with extractor canopy fitted above, ample space for dining table and chairs and additional appliances as required.

First Floor Elevation

Landing

Textured emulsion décor and ceiling, laminate flooring, UPVC double-glazed window to side offering unspoilt views over the surrounding valley, electric power points, generous access to loft, white panel doors to bedrooms 1, 2, 3.

Bedroom 1 (2.89 x 4.85m)

UPVC double-glazed window to side with made to measure blinds overlooking gardens, papered décor, patterned artex and coved ceiling, laminate flooring, radiator, ample electric power points, range of built-in storage cupboards, double doors to en-suite shower room/WC.

En-Suite Shower Room/WC

Patterned glaze UPVC double-glazed window to rear fully ceramic tiled floor to ceiling, quality flooring, textured emulsion ceiling, white suite comprising walk-in shower cubicle with Triton electric shower, low-level WC, wash hand basin with central mixer taps housed within high gloss base vanity unit.

Bedroom 2 (3 x 3.30m)

UPVC double-glazed window to side overlooking gardens with made to measure blinds, papered décor, patterned artex and coved ceiling, laminate flooring, radiator, ample electric power points.

Bedroom 3 (2.41 x 2.63m)

UPVC double-glazed window to front offering unspoilt views, plastered emulsion décor, patterned artex and coved ceiling, laminate flooring, radiator, ample electric power points, built-in storage cupboard.

Side Garden

Laid to substantial sized patio with outside courtesy lighting with PAR system, outside electric power point, raised flowerbed borders leading onto decked patio gardens and further to lawned gardens stocked with mature shrubs, plants, evergreens with additional flower borders, block-built boundary wall with wrought iron gate allowing access to yard area, main boundary wall finished in stone.

Yard to Side

Incredible size laid to tarmac for off-road parking for multiple vehicles with outside electric power, accessed via double gates, with two purpose-built detached garages both with roller shutter doors and supplied with electric power and light, storage container in situ is available to remain if required.

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.