

Terraced House - Porth

£239,950 Sold STC

Property Reference: PP11543



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Entranceway

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

Hallway

Plastered emulsion décor and ceiling with full range of recess lighting, quality fitted carpet, central heating radiator, wall-mounted and boxed in electric service meters, staircase to first floor elevation with matching fitted





carpet, double modern white panel doors to side allowing access to lounge/sitting room.

Lounge/Sitting Room (10.71 x 4.06m)

UPVC double-glazed window to front, plastered emulsion décor and ceiling with full range of recess lighting, three central heating radiators, ample electric power points, quality fitted carpet, UPVC double-glazed panel windows the full length and width to the rear and with unspoilt views over the surrounding valley and mountains, feature mediawall with recess ideal for flatscreen television and with similar recess beneath ideal for ornamental display or perhaps insertion of electric fire, two recess alcoves both fitted with downlighting and base storage, one housing gas service meters, ornate glazed panel door to side allowing access to staircase to lower ground floor.



First Floor Elevation

Landing

Plastered emulsion décor and ceiling with generous recess lighting, quality fitted carpet, spindled balustrade, electric power points, radiator, modern white panel doors to bedrooms 1, 2, 3, family bathroom, generous access to loft with pulldown ladder.



Bedroom 1 (2.65 x 2.34m)

UPVC double-glazed window to front, plastered emulsion décor and ceiling with recess lighting, quality new fitted carpet, radiator, ample electric power points.

Bedroom 2 (2.50 x 3.91m)

UPVC double-glazed window to front, plastered emulsion décor and ceiling with range of recess lighting, plastered emulsion décor, quality new fitted carpet, radiator, ample electric power points.



Family Bathroom

Spacious family bathroom with quality tiled décor floor to

ceiling, plastered emulsion ceiling with full range of recess lighting, quality cushion floor covering, chrome oversized heated towel rail, new white suite with contrast fittings comprising shower-shaped panel bath with above bath shower screen and shower supplied direct from combi system, wash hand basin with central mixer taps, close-coupled WC set within stone colour high gloss finish vanity unit.

Bedroom 3 (3.85 x 4.02m)

Two UPVC double-glazed full length windows to rear offering unspoilt views, plastered emulsion décor and ceiling with full range of recess lighting, quality new fitted carpet, radiator, ample electric power points.

Loft Storage

Full width and depth of the main property with plastered emulsion décor and ceiling with recess lighting and two genuine Velux skylight windows, concealed storage within eaves, ample electric power points, central heating radiator.

Lower Ground Floor

Stairs allowing access with quality fitted carpet, spindled balustrade, opening out to open-plan kitchen/sitting room/dining room.

Open-Plan Kitchen/Sitting Room/Dining Room (4.46 x 7.75m)

Kitchen Section

Plastered emulsion décor and ceiling with full range of recess lighting, quality cushion floor covering, full range of modern high gloss finished stone fitted kitchen units comprising ample wall-mounted units, base units, work surfaces with matching splashback, larder unit, integrated appliances to include fridge/freezer, microwave, electric oven, four ring electric hob, wine cooler, ample work surfaces including central island with overhead extractor canopy, contrast single sink and drainer unit with flexi mixer taps, ample space for additional appliances, ample electric power points, white panel door allowing access to shower room/WC, opening into to sitting room/dining room.

Sitting Room/Dining Area

Plastered emulsion décor and ceiling with full range of recess lighting, matching cushion floor covering, ample electric power points, radiator, double UPVC French doors to rear with matching panels either side with opening skylight windows.

Shower Room/WC

Excellent size with plastered emulsion décor and ceiling with recess lighting, radiator, one wall quality tiled with contrast to shower area, modern suite comprising oversized wash hand basin with central mixer taps set within high gloss modern base vanity drawer set with splashback ceramic tiling, low-level WC, walk-in shower cubicle with overhead rainforest shower with attachments supplied direct from combi system.

Rear Garden

Laid to patio further allowing access to additional gardens with timber private boundaries with off-road parking.

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.