

Detached Bungalow - Trealaw

£429,950

Property Reference: PP11680



This is a modern, three double bedroom, dormer-style detached property situated in this quiet side street location with unspoilt south-facing views over the surrounding valley and mountains.



This is a modern, three double bedroom, dormer-style detached property situated in this quiet side street location with unspoilt south-facing views over the surrounding valley and mountains. It offers generous family-sized accommodation, being a diverse property, benefitting from UPVC double-glazing and gas central heating. In addition to the private gardens to rear, it affords double detached garage with remote controlled roller shutter doors and covered jardiniere dining area to rear. The property has been extended with summer lounge which affords unspoilt views. It will be sold including fitted carpets, floor coverings, light fittings and blinds and many extras including brand new cooking range to kitchen/diner. It will be sold with no onward chain and an early completion is available if required. New stairlift can remain as seen if required. The property itself offers easy access to all amenities and facilities including schools, transport connections, leisure facilities, colleges and so much more. Excellent road links for M4 corridor. Book your viewing appointment today. A unique, three double bedroom, detached dormer house. It briefly comprises open-plan entrance hallway, spacious bay-fronted lounge, shower room/WC, fitted kitchen/diner with new cooking range, summer lounge opening onto private gardens with unspoilt views, first floor gallery landing with fitted wardrobes, family bathroom/WC, three double bedrooms, master with en-suite cloaks/WC, garden to front and rear, covered jardiniere area, double detached garage.

Entranceway

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

Hallway

Textured emulsion ceiling with





coving and ornate centrepiece, plastered emulsion décor, open-plan stairs to first floor elevation with modern fitted carpet and spindled balustrade, alarm controls, electric power points, white panel door allowing access to kitchen/diner, further door allowing access to shower room/WC, additional door to bay-fronted lounge.

Lounge (4.18 x 6.19m)

UPVC double-glazed bay window to front overlooking front gardens with blinds to remain, UPVC double-glazed double French doors to rear allowing access and overlooking the splendid gardens and unspoilt views, plastered emulsion décor, textured emulsion and ornate coved ceilings, two wall light fittings to remain, quality fitted carpet, two central heating radiators, ample electric power points, ornamental gas fire set onto tiled hearth with oak plinth above.



Shower Room/WC

Generous sized shower room/WC with patterned glaze UPVC double-glazed window to rear with made to measure blinds, ceramic tiled décor to halfway and complete to shower area with remaining walls plastered emulsion, textured emulsion ceiling with four-way spotlight fitting, Xpelair fan, oversized heated towel rail, ceramic tiled flooring, white suite comprising low-level WC, wash hand basin with vanity mirror and shaver point/vanity light above, walk-in shower cubicle with Triton electric shower, white panel door to built-in airing cupboard fitted with central heating radiator and housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating.



Kitchen/Diner (4.43 x 3.15m not including depth of recesses)

UPVC double-glazed



window to front with made to measure blinds, plastered emulsion décor, textured emulsion ceiling with electric striplight fitting, UPVC double-glazed window and door to rear allowing access to summer lounge, ceramic tiled flooring, central heating radiator, ample electric power points, typical farmhouse-style fitted kitchen with ivory units comprising ample wall-mounted units, base units, drawer packs, ample wok surfaces with co-ordinate splashback ceramic tiling, co-ordinate single sink and drainer with central mixer taps, brand new cooking range with extractor unit fitted above, ample space for dining table and chairs, ample space for appliances as required.

Summer Lounge (3.32 x 5.95m)

Brick-built to halfway with UPVC double-glazed windows above all with opening skylights, made to measure blinds to remain, UPVC double-glazed door to side allowing access to gardens, further UPVC double-glazed double French doors to rear allowing access and overlooking rear gardens with unspoilt views, plastered emulsion décor and ceiling with feature beams and recess lighting, quality parquet flooring, central heating radiator, ample electric power points.

First Floor Elevation

Landing

UPVC double-glazed window to front with made to measure blinds, UPVC double-glazed window to rear with made to measure blinds offering unspoilt views, plastered emulsion décor, textured emulsion ceiling, central heating radiator, gallery landing with spindled balustrade, built-in wardrobes accessed via mirror-fronted doors providing ample hanging and shelving space, generous access to loft, white panel doors to bedrooms 1, 2, 3 and family bathroom.

Bedroom 1 (4.42 x 3.16m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor, textured emulsion ceiling, fitted carpet, radiator, ample electric power points, telephone point, white panel door to en-suite cloaks/WC.

En-Suite Cloaks/WC

Patterned glaze UPVC double-glazed window to rear, plastered emulsion décor, textured emulsion ceiling, fitted carpet, radiator, white suite including low-level WC, wash hand basin, all fixtures and fittings to remain.

Bedroom 2 (2.33 x 4.20m)

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

Bedroom 3 (3.50 x 3m)

UPVC double-glazed window to rear offering unspoilt views, plastered emulsion décor, textured emulsion ceiling, fitted carpet, radiator, ample electric power points.

Family Bathroom

Generous sized family bathroom with patterned glaze UPVC double-glazed window to rear, quality ceramic tiled décor to halfway with plastered emulsion décor above, textured emulsion ceiling, laminate flooring, radiator, all fixtures and fittings included, Xpelair fan, vanity light, white suite to include panelled bath, low-level WC, wash hand basin.

Rear Garden

Laid to paved patio, further allowing access onto raised decked gardens with timber balustrade, access to rear of the oversized detached garage with roller shutter doors, access to covered feature dining area with unspoilt spectacular views over the surrounding valley and mountains, outside courtesy lighting, outside water tap fitting, beautifully presented grass-laid gardens, heavily stocked with mature shrubs, evergreens to borders, side access.

Front Garden

Laid to paved patio with brick front boundary wall and balustrade above, outside courtesy lighting, access to double detached

garage via remote controlled roller shutter

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.