

Detached House - Treorchy

£375,000

Property Reference: PP11112



This is a beautifully presented, deceptively spacious, four bedroom, detached property situated here on this incredibly sought after residential development in Treorchy offering immediate access to all amenities and facilities with excellent road links and transport connections, close to schools, leisure facilities and outstanding walks over the surrounding mountains and countryside.





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#### Entranceway

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

#### Hallway

Plastered emulsion







décor and coved ceiling, full range of recess lighting, quality flooring, radiator with lattice work cover, modern white panel door to side allowing access to cloaks/WC, open-plan stairs to first floor elevation with fitted carpet and spindled balustrade, modern double etched glaze panel door to side allowing access to lounge with matching door to rear allowing access to kitchen/living room/breakfast room.

#### Cloaks/WC

Patterned glaze UPVC double-glazed window to front, quality tiled décor to halfway with plastered emulsion décor above, quality flooring, contrast heated towel rail, modern suite finished in white comprising close-coupled WC, modern wash hand basin with contrast mixer taps set within base vanity unit.

#### Lounge (3.48 x 5.45m not including depth of bay)

UPVC double-glazed bay window to front with made to measure blinds, UPVC double-glazed window to side with matching blinds, plastered emulsion décor and ceiling with two modern pendant ceiling light fittings, quality feature panelling to main feature wall with media section, oak mantel and ornamental electric log fire set therein, recess ideal for flatscreen television, ample electric power points, television aerial socket, radiator, modern etch glaze double panel doors to rear allowing access to open-plan living room/dining room/sitting room.

#### Open-Plan Kitchen/Dining Room/Sitting Room (7.95 x 3.90m)

Plastered emulsion décor and ceiling with full range of recess lighting and feature pendant lighting over central island, UPVC double-glazed window to rear overlooking rear gardens with made to measure

blinds with two sets of UPVC double-glazed French doors allowing access onto and overlooking rear gardens, full range of quality modern white in colour fitted kitchen units comprising ample wall-mounted units, base units, pan drawers, larder unit, ample work surfaces with feature splashback, integrated electric oven, microwave oven, electric hob, extractor canopy fitted above, matching central island with further drawer space and breakfast bar, integrated dishwasher, contrast white in colour single sink and drainer unit with freestanding mixer taps, modern upright contrast radiator.

## Dining Section

Matching décor, flooring and further radiator, white panel door allowing access to utility room.

## Utility Room

Generous size utility room with UPVC double-glazed window to side, plastered emulsion décor and ceiling, wall-mounted gas combination boiler supplying domestic hot water and gas central heating, further range of units including larder units, single sink and drainer unit with central mixer taps, plumbing for automatic washing machine, solid modern white panel door allowing access to integral garage.

## First Floor Elevation

### Landing

Plastered emulsion décor and ceiling with modern pendant ceiling light fitting, fitted carpet, spindled balustrade, UPVC double-glazed window to side with made to measure blinds, generous access to loft, electric power points, modern white panel doors to bedrooms 1, 2, family bathroom, bedrooms 3 and 4.

### Bedroom 1 (2.98 x 2.31m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and ceiling with recess lighting, fitted carpet, radiator, ample electric power points, full range of built-in wardrobes to one wall providing ample hanging and shelving space.

### Bedroom 2 (2.95 x 3.07m)

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

### Family Bathroom

Generous size family bathroom with patterned glaze UPVC double-glazed window to side, plastered emulsion décor with quality porcelain tiled décor to one wall and matching flooring, plastered emulsion ceiling with recess lighting, feature recess with vanity full size mirror, chrome heated towel rail, white in colour modern suite comprising tub panelled bath with freestanding central mixer taps and shower attachments, wash hand basin with central mixer taps, low-level WC.

### Bedroom 3 (3.40 x 3.38m)

UPVC double-glazed window to rear with made to measure blinds, plastered emulsion décor and ceiling, one wall feature panelled, radiator, quality fitted carpet, ample electric power points, modern white panel door allowing access to en-suite shower room/WC.

### En-Suite Shower Room/WC

Quality porcelain tiled décor to halfway and complete to shower area, matching splashback and flooring, plastered emulsion ceiling with Xpelair fan and recess lighting, white suite comprising low-level WC, wash hand basin with high gloss white base vanity unit with contrast central waterfall feature mixer taps, oversized walk-in shower cubicle with contrast overhead rainforest shower with attachments supplied direct from combi system.

### Bedroom 4 (2.50 x 1.96m)

UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor and ceiling, fitted carpet, radiator,

ample electric power points.

#### Rear Garden

Excellent size offering enormous potential, currently laid to paved patio ideal for entertaining and further allowing access onto grass-laid gardens fully stocked with mature plants,

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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.