

Detached House - Porth

£164,950

Property Reference: PP9974



This is a completely renovated and modernised, extended, three bedroom, deceptively spacious, end terrace property situated in this popular quiet residential side street location offering immediate access to all amenities and facilities including the main village of Porth itself, schools, leisure facilities, transport connections, healthcare and so much more.



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Entranceway

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

Hallway

Plastered emulsion décor to halfway with dado and papered décor above, textured emulsion and covered ceiling, wall-mounted and boxed in electric service meters, alarm controls, central heating radiator, quality oak panel





flooring, staircase to first floor elevation with modern fitted carpet, modern glazed panel door to side allowing access to lounge.

Lounge (6.41 x 3.72m not including depth of recesses) UPVC double-glazed window to front with made to measure blinds, UPVC double-glazed double French doors to rear allowing access to balcony with made to measure insert blinds and offering unspoilt views over the surrounding valley, plastered emulsion décor with dado to centre, plastered emulsion and ornate coved ceiling with two centrepiece ceiling light fittings, central heating radiators, ample electric power points, modern Adam-style feature fireplace with marble insert and matching hearth housing real flame pebble fire to remain as seen with feature mirror above, fitted carpet to one section of the main lounge with additional section laid to oak panel flooring, ornate glazed panel door to side allowing access to lobby.



Lobby

Plastered emulsion décor, dado to centre, textured emulsion ceiling, quality fitted carpet, staircase allowing access to lower ground floor with matching fitted carpet, ornate glaze panel door to rear allowing access to bathroom/WC.



Bathroom/WC

Generous sized with patterned glaze UPVC double-glazed window to rear with made to measure roller blinds, quality PVC panelled décor floor to ceiling with contrast to bath area, quality modern high gloss finished PVC panelled ceiling with range of recess lighting, cushion floor covering, chrome heated towel rail, all fixtures and fittings to remain, Xpelair fan, wall-mounted gas combination boiler supplying



domestic hot water and gas central heating, white modern suite comprising panelled bath with central mixer taps and shower attachment, above bath shower screen, overhead rainforest shower supplied direct from combi system, low-level WC, wash hand basin with central waterfall feature mixer taps set within high gloss base vanity unit with mirrored vanity unit above.

First Floor Elevation

Landing

UPVC double-glazed window to rear with made to measure blinds, matching décor to main entrance hallway, spindled balustrade, electric power points, quality modern fitted carpet, textured emulsion and coved ceiling with generous access to loft, white panel doors to bedrooms 1, 2, 3.

Bedroom 1 (2.21 x 2.81m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor, patterned artex and coved ceiling, laminate flooring, radiator, ample electric power points.

Bedroom 2 (3.78 x 2.51m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor, papered and coved ceiling, laminate flooring, radiator, ample electric power points.

Bedroom 3 (3 x 2.50m)

UPVC double-glazed window to rear with made to measure blinds offering unspoilt views, plastered emulsion décor, dado to centre, quality laminate flooring, patterned artex and coved ceiling, full range built-in storage cupboards with hanging space and built-in storage, ample electric power points, central heating radiator.

Lower Ground Floor

Lobby

Plastered emulsion décor, dado to centre, fitted carpet, patterned glaze French door to side allowing access to sitting room/dining room.

Sitting Room/Dining Room (3.36 x 3.34m)

Plastered emulsion décor, dado to centre, plastered emulsion and ornate coved ceiling with ornate centrepiece and pendant ceiling light fitting, ample electric power points, radiator, access to understairs storage, archway to rear through to kitchen/breakfast room.

Kitchen/Breakfast Room (3.17 x 5.03m)

UPVC double-glazed window to rear overlooking rear gardens with made to measure roller blinds and unspoilt views over the surrounding mountains, UPVC double-glazed door to rear allowing access to gardens, plastered emulsion décor and coved ceiling with two sets of modern four-way spotlight fittings, modern upright central heating radiator, ceramic tiled flooring, full range of quality ivory in colour fitted kitchen units comprising ample wall-mounted units, larder units, base units, drawer packs, ample work surfaces with co-ordinate splashback ceramic tiling, integrated electric oven, four ring gas hob, extractor fitted above, circular insert bowl and drainer with central mixer taps, plumbing for washing machine and dishwasher, matching breakfast bar, ample space for additional appliances.

Rear Garden

Maintenance-free rear garden laid to artificial grass-laid lawns with concrete block built side boundary walls with side access, access to purpose-built oversized detached garage with up and over doors allowing excellent access onto Bryn Terrace ideal as gym, work from home, outside courtesy lighting, outside water tap fitting.

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.