

Semi-Detached House - Porth

£245,000

Property Reference: PP11722



This is a modern, three bedroom, semi-detached property situated in this cul-de-sac position on the sought after residential development of The Meadows, Coed Ely, Tonyrefail.



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This is a modern, three bedroom, semi-detached property situated in this cul-de-sac position on the sought after residential development of The Meadows, Coed Ely, Tonyrefail. It offers generous family-sized accommodation with bay-frontage, gardens to front, side and rear with single detached garage and off-road parking for some three vehicles. It is immaculately presented throughout, benefitting from UPVC double-glazing and gas central heating. Will be sold including quality fitted carpets and floor coverings, made to measure blinds and many extras. It is being offered for sale with no onward chain and priced for quick sale. Offering immediate access to all amenities and facilities including schools, leisure facilities, playing fields, excellent road links via A4119 for M4 corridor. An early viewing is highly recommended. It briefly comprises, entrance hall, bay-fronted lounge, inner hallway, cloaks/WC, storage cupboard, side entrance, fitted kitchen with range of integrated appliances and breakfast bar/dining area, first floor landing, three generous sized bedrooms, family bathroom/WC with shower fitted over bath, gardens to front side and rear, three separate driveways for off-road parking, single garage.

Entranceway

Entrance via modern composite double-glazed panel door with built-in blinds allowing access to entrance hallway.

Hallway

Plastered emulsion décor and ceiling with coving, fitted carpet, radiator, telephone point, electric power points, staircase to first floor elevation with matching fitted carpet, modern glazed panel door to side allowing access to lounge.

Lounge (3.45 x 4.61m not including depth of bay window)
UPVC double-glazed bay window





to front with made to measure blinds offering splendid views, plastered emulsion décor and coved ceiling, quality oak panel flooring, radiator, ample electric power points, Adam-style feature fireplace with matching insert and hearth housing ornamental electric fire, modern glaze panel door to inner hallway.

Inner Hallway

Plastered emulsion décor and coved ceiling, oak panel flooring, radiator, white panel door to cloaks/WC, further matching door allowing access to understairs storage, modern glazed panel door to rear allowing access to kitchen.



Cloaks/WC

Plastered emulsion décor and coved ceiling with Xpelair fan, quality flooring, radiator, all fixtures and fittings to remain, white suite to include low-level WC, wash hand basin with splashback ceramic tiling.



Kitchen/Diner (2.95 x 4.49m)

UPVC double-glazed window to rear with made to measure blinds, UPVC double-glazed double French doors with insert blinds allowing access and overlooking rear gardens, plastered emulsion décor and coved ceiling, cushion floor covering to kitchen area, solid oak flooring to dining area, radiator, full range of light beech fitted kitchen units comprising ample wall-mounted units, base units, larder units, drawer packs, ample work surfaces with co-ordinate splashback ceramic tiling, integrated double electric oven, four ring electric hob, extractor canopy fitted above, integrated fridge/freezer, single sink and drainer unit with central mixer taps, plumbing for automatic washing machine, wall-mounted gas combination boiler supplying domestic hot water and gas central heating



housed behind one matching unit, matching breakfast bar to remain as seen.

First Floor Elevation

Landing

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

Bedroom 1 (2.96 x 1.77m)

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

Bedroom 2 (4.17 x 2.65m)

UPVC double-glazed window to rear with made to measure blinds, plastered emulsion décor and ceiling, generous access to loft, fitted carpet, radiator, electric power points.

Bedroom 3 (4.55 x 2.65m)

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

Family Bathroom

Patterned glaze UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor with ceramic tiled décor to halfway and complete to two walls, plastered emulsion ceiling, cushion floor covering, radiator, all fixtures and fittings to remain, white suite to include panelled shower shape bath with above bath shower screen, central mixer taps and shower supplied direct from combi system, low-level WC, wash hand basin, electric shaver point, Xpelair fan.

Rear Garden

Maintenance-free garden laid to paved patio, excellent sized garden with outside courtesy lighting, outside water tap fitting, side access through to side gardens.

Side Garden

Patio seating area and access to front gardens.

Front Garden

Laid to paved patio with decorative area, gravel laid driveway to front for off-road parking for one vehicle, additional tarmacadam driveway to side allowing access to single garage with up and over doors and further off-road parking via driveway for one vehicle and additional stone driveway with double gates allowing access to additional side entrance and rear gardens.

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.