

Detached House - Porth

£295,000

Property Reference: PP11684



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This is a modern-built detached property, situated in this popular residential location offering easy access to all amenities and facilities. This property is being offered for sale at this very realistic price and offers enormous potential to create your dream home. It benefits from UPVC double-glazing, gas central heating. It will be sold including all fitted carpets, floor covering, light fittings, blinds and fixtures and fittings. It offers generous family accommodation, being a versatile three-four bedroom detached. It briefly comprises, entrance hall, cloaks/WC, main spacious lounge, inner hallway, dining room, utility room, spacious kitchen/breakfast room, second reception room/bedroom 4, first floor landing with two/three bedrooms, family shower room/WC, landscaped gardens to rear, side access, brick-laid driveway and patio to front with access to integral garage.

Entranceway

Entrance via mahogany-effect UPVC double-glazed door allowing access to entrance hall.

Hallway

Papered décor, plastered emulsion and coved ceiling, fitted carpet, sapele doors allowing access to cloaks/WC, matching door allowing access to open-plan lounge.

Cloaks/WC

Patterned glaze UPVC double-glazed window to front, ceramic tiled décor, textured and coved ceiling, fitted carpet, radiator, white suite comprising low-level WC, wash hand basin, all fixtures and fittings to remain.

Main Lounge (3.75 x 5.85m)

UPVC double-glazed window to front with made to measure blinds offering splendid views over the surrounding valley, papered décor, patterned artex ceiling with coving, pendant ceiling light fitting, fitted carpet, central heating radiators, open-plan stairs to first floor





elevation with spindled balustrade and fitted carpet, ample electric power points, marble Adam-style feature fireplace with marble insert and hearth housing ornamental electric fire, patterned glaze panel door to rear allowing access to inner hallway.

Inner Hallway

Papered décor, textured and coved ceiling with pendant ceiling light fitting, access to understairs storage, fitted carpet, patterned glaze panel door to dining room, kitchen, further door allowing access to utility room.

Dining Room (3.63 x 3.27m)

UPVC double-glazed patio doors to rear allowing access to rear gardens, papered décor, patterned artex and coved ceiling with chandelier pendant ceiling light fitting, fitted carpet, radiator, ample electric power points.

Utility Room

Patterned glaze UPVC double-glazed window to rear, papered décor, textured and coved ceiling, vinyl floor tiling, radiator, range of wall and base units, plumbing for automatic washing machine, ample electric power points.

Kitchen/Breakfast Room (4.56 x 2.80m not including substantial depth of recesses)

UPVC double-glazed window to rear with roller blinds overlooking rear gardens, UPVC double-glazed door to side allowing access to front and rear gardens, papered décor, textured emulsion and coved ceiling with electric striplight fitting, radiator, ceramic tiled flooring, wall-mounted gas combination boiler supplying domestic hot water and gas central heating, full range light oak fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, larder units, corner display shelving, ample work

surfaces with co-ordinate splashback ceramic tiling, mocha in colour single sink and drainer unit with central mixer taps, plumbing for dishwasher, integrated double electric oven, four ring gas hob with extractor canopy fitted above, ample space for additional appliances as required, ample space for table and chairs if required, door allowing access to second reception room.

Second Reception Room (4.82 x 2.72m)

UPVC double-glazed window to front with made to measure roller blinds, papered décor, textured ceiling, fitted carpet, radiators, stone feature fireplace with insert housing gas fire, ample electric power points.

First Floor Elevation

Landing

Papered décor, textured ceiling, pendant ceiling light fitting, access to loft, UPVC double-glazed window to side, fitted carpet, spindled balustrade, sapele doors to built-in storage cupboard fitted with shelving, bedrooms 1, 2, shower room/WC.

Bedroom 1 (3.35 x 3.91m)

UPVC double-glazed window to front with made to measure blinds offering unspoilt views, papered décor, textured emulsion ceiling, fitted carpet, radiator, electric power points, sapele door to walk-in dressing room/nursery.

Dressing Room/Nursery (2.15 x 2.42m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor, textured emulsion ceiling, fitted carpet, radiator, ample electric power points, this could easily be converted into a single bedroom.

Bedroom 2 (3.18 x 3.06m not including depth of built-in wardrobes)

UPVC double-glazed window to rear with made to measure blinds overlooking rear gardens, papered décor, textured emulsion ceiling, fitted carpet, radiator, electric power points, full range of built-in wardrobes accessed via mirror-fronted sliding doors providing ample hanging and shelving space.

Family Shower Room/WC

Patterned glaze UPVC double-glazed window to rear with made to measure roller blinds, ceramic tiled décor, non-slip flooring, textured emulsion ceiling, suite to include low-level WC, wash hand basin with brass central mixer taps with vanity unit and vanity mirror and light above, oversized walk-in family shower cubicle with Mira shower, central heating radiator, all fixtures and fittings to remain.

Rear Garden

Splendid size garden, heavily stocked with mature shrubs, plants, evergreens, patio areas and raised feature gardens with stone walls, this garden to rear must be viewed, also benefits from outside water tap fitting, side access via cast iron gate allowing access to front driveway laid to brick with additional area for off-road parking laid to brick, access to integral single garage via up and over doors.

Front Garden

Stocked with plants, shrubs, evergreens etc, outside courtesy lighting, main access.

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.