

**Semi-Detached House - Porth**

**£174,950**

*Property Reference: PP5518*



This is a beautifully presented, recently renovated, double extended, semi-detached property situated in this sought after side street location offering immediate access to all amenities and facilities including schools, leisure facilities, the main village itself with healthcare, restaurants, excellent road links and transport connections for M4 corridor and beyond. No Onward Chain!





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This is a beautifully presented, recently renovated, double extended, semi-detached property situated in this sought after side street location offering immediate access to all amenities and facilities including schools, leisure facilities, the main village itself with healthcare, restaurants, excellent road links and transport connections for M4 corridor and beyond. This property, renovated and modernised throughout, benefits from UPVC double-glazing, gas central heating. It will be sold with all quality Karndean-style flooring, made to measure roller blinds and offers generous family-sized accommodation. It affords modern light oak fitted kitchen with full range of integrated appliances, to include oven, hob, extractor, dishwasher and fridge/freezer. In addition to the fitted kitchen it affords fitted utility room with cloaks/WC, three generous sized bedrooms, family modern bathroom/WC/shower with feature slip bath and freestanding mixer taps. The attic offers excellent storage with fitted carpet, electric power points, concealed storage and genuine Velux double-glazing skylight. Small forecourt approach, side access and terraced garden to rear. Arrange your viewing appointment today to avoid disappointment. No Onward Chain!

## Entranceway

Entrance via UPVC double-glazed door allowing access to entrance porch.

## Porch

Plastered emulsion décor and ceiling, wall-mounted and boxed in electric service meters, modern etched glaze panel door to rear allowing access to lounge/diner.

Lounge/Diner (4.75 x 6.80m not including depth of recesses)

Sash UPVC double-glazed window to front with made to measure blinds, further UPVC double-glazed window to rear with matching blinds







overlooking rear gardens, plastered emulsion décor and ceiling, quality Kardean-style flooring, central heating radiators, open-plan stairs to first floor elevation with modern fitted carpet, ample electric power points, telephone point, gas service meters housed within recess storage, feature ornamental pebble electric fire to remain as seen with display mantel, modern etched glaze panel door to rear allowing access to kitchen.

### Kitchen (3.86 x 2.93m)

UPVC double-glazed window to side with made to measure blinds, plastered emulsion décor and ceiling, matching quality Kardean-style flooring, modern white panel door to understairs storage, further matching door to rear allowing access to utility room, central heating radiator, full range of light oak fitted kitchen units comprising ample wall-mounted units, base units, pan drawers, ample granite work surfaces with co-ordinate splashback ceramic tiling, insert sink and drainer with central mixer taps and grooved drainer, integrated four ring gas hob, extractor canopy fitted above, integrated electric oven, dishwasher, ample space for additional appliances as required, modern white panel door to rear allowing access to utility room.

### Utility Room

Generous sized utility room with patterned glaze UPVC double-glazed window to rear with made to measure blinds, tongue and groove panelled ceiling, plastered emulsion décor with ceramic tiling to halfway, ceramic tiled flooring, further range of light beech fitted kitchen units comprising ample wall-mounted units, base units, ample work surfaces, ample electric power points,

plumbing for automatic washing machine, insert single sink with freestanding mixer taps, central heating radiator, UPVC double-glazed door to side allowing access to gardens, access to cloaks/WC with patterned glaze UPVC double-glazed window to side with made to measure blinds, matching décor and ceiling, low-level WC.

## First Floor Elevation

### Landing

Plastered emulsion décor, spindled balustrade, quality flooring, electric power points, plastered emulsion ceiling with generous access to loft, white panel doors to bedrooms 1, 2, 3, family bathroom.

### Bedroom 1 (2.63 x 2.06m)

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

### Bedroom 2 (2.63 x 3.57m)

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

### Bedroom 3 (3 x 2.99m)

UPVC double-glazed window to rear with made to measure blinds overlooking rear gardens, plastered emulsion décor and ceiling, Karndean flooring, radiator, electric power points.

## Family Bathroom

Spacious modern family bathroom with patterned glaze UPVC double-glazed window to side with made to measure blinds, quality ceramic tiled décor to halfway with plastered emulsion décor above, complete to shower area, PVC modern panelled ceiling, Karndean flooring, central heating radiator, chrome heated towel rail, Xpelair fan, white panel door to built-in storage cupboard housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating, modern full bathroom suite fitted in white comprising freestanding slip bath with freestanding mixer taps and shower attachment, wash hand basin, low-level WC, oversized family walk-in shower cubicle accessed via clear glazed sliding doors with overhead rainforest shower with attachments supplied direct from combi system.

## Loft

Full width and depth of the main property, plastered emulsion décor and ceiling, genuine Velux double-glazed skylight window, wall light fitting, fitted carpet, ample electric power points, concealed storage within eaves.

## Front Garden

Laid to paved patio with original stone front boundary wall with wrought iron balustrade and matching gate allowing main access, side entrance via gate.

## Rear Garden

Laid to patio area with outside courtesy lighting, water tap fitting, steps allowing access to additional patio section.

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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.