

propertyplus

for sale

Terraced House - Porth

£69,950 Sold STC

Property Reference: PP11710



This is an incredibly, deceptively spacious, four bedroom, two bathroom, extended, end-terrace property situated here in this prime, convenient, quiet location offering direct access into the main village with all its amenities and facilities.



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This is an incredibly, deceptively spacious, four bedroom, two bathroom, extended, end-terrace property situated here in this prime, convenient, quiet location offering direct access into the main village with all its amenities and facilities. This property, while offering excellent family-sized accommodation, offers great potential for conversion to two separate apartments subject to standard planning application and will require complete renovation and modernisation. It currently benefits from UPVC double-glazing and gas central heating and must be viewed to be fully appreciated. It is available for cash buyers only and will be sold including fitted carpets, floor coverings, light fittings etc. It briefly comprises, entrance porch, spacious open-plan entrance hallway, bay-fronted lounge, study, sitting room, fitted kitchen/dining room, inner hallway, cloaks/WC, utility area, shower room, access to inner lobby with formerly second staircase to first floor, first floor landing, inner landing, four bedrooms, family bathroom/WC, gardens to side, rear and front, side alleyway.

Entranceway

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

Porch

Textured emulsion décor, dado to centre, patterned artex and coved ceiling, fitted carpet, patterned glaze panel door to rear with matching panels either side allowing access to spacious open-plan hallway.

Hallway

Matching décor, patterned artex and coved ceiling, fitted carpet, radiator, staircase allowing access to first floor elevation with spindled balustrade, door to understairs storage facility, ornate glazed panel doors allowing access to lounge and sitting room, further patterned glaze panel





window to side through to study.

Lounge (4.70 x 3.33m into bay)

UPVC double-glazed bay window to front, papered décor, patterned artex and coved ceiling, fitted carpet, radiator, electric power points, recess alcove fitted with shelving, white panel door to rear allowing access to study.

Study (2.76 x 2.58m)

UPVC double-glazed window to side, papered décor, patterned artex and coved ceiling, fitted carpet, radiator, electric power points, recess fitted with shelving.



Second Reception Room (3.67 x 5.05m)

UPVC double-glazed window to side offering unspoilt views over the surrounding valley, papered décor, patterned artex and coved ceiling, laminate flooring, radiator, electric power points, Adam-style feature fireplace housing real flame gas fire, ornate glazed panel door to rear allowing access to kitchen/breakfast room.



Kitchen/Breakfast Room (4.73 x 4.65m not including depth of recesses)

UPVC double-glazed window to side offering unspoilt views, papered décor, patterned artex ceiling with four-way spotlight fitting, ceramic tiled flooring, full range of light oak fitted kitchen units comprising ample wall-mounted units, base units, display cabinets, corner display shelving, gas cooker power point, ample work surfaces with co-ordinate splashback ceramic tiling, ample electric power points, single sink and drainer unit with central mixer taps, plumbing for automatic washing machine, ornate glazed panel door to rear allowing access to inner hallway.



Inner Hallway

UPVC double-glazed door to side allowing access to gardens, timber window to rear,

papered décor with plastered emulsion décor above, ceramic tiled flooring, white panel doors to cloaks/WC and further door allowing access to shower room, access to additional inner lobby area where formerly stairs allowed access to first floor elevation.

Cloaks/WC

Patterned glaze window to rear, ceramic tiled décor floor to ceiling, textured emulsion ceiling, ceramic tiled flooring, radiator, all fixtures and fittings to remain, white suite to include low-level WC, wash hand basin with central mixer taps.

Shower Room

Patterned glaze UPVC double-glazed window to rear, ceramic tiled décor, textured emulsion ceiling, Xpelair fan, non-slip flooring, radiator, walk-in shower cubicle with Mira electric shower, all fixtures and fittings to remain.

First Floor Elevation

Landing

Textured emulsion décor, dado to centre, patterned artex ceiling, doors allowing access to bedrooms 1 and 2, further door allowing access to inner landing, spindled balustrade, patterned glaze panelled window to bedroom 1.

Bedroom 1 (3.80 x 4.88m)

Two UPVC double-glazed windows to front, papered décor and coved ceiling, fitted carpet, radiator, electric power points.

Bedroom 2 (2.86 x 3.08m)

UPVC double-glazed window to side, papered décor with one contrast wall, patterned artex and coved ceiling, fitted carpet, radiator, electric power points, access to built-in wardrobe with hanging and shelving space.

Inner Landing

Doors allowing access to bedroom 3, bathroom/WC, bedroom 4, built-in storage cupboards, textured emulsion décor, access to where formerly the second staircase went down to the inner lobby off the kitchen/diner.

Bedroom 3 (3.62 x 5.12m)

Two UPVC double-glazed windows to side offering unspoilt views, papered décor with one contrast wall, patterned artex and coved ceiling, fitted carpet, radiator, ample electric power points.

Bedroom 4 (2.30 x 3.55m)

UPVC double-glazed window to side, papered décor, patterned artex and coved ceiling, fitted carpet, radiator, electric power points, recess fitted with shelving.

Family Bathroom

Generous sized family bathroom with patterned glaze UPVC double-glazed window to side, ceramic tiled décor floor to ceiling, patterned artex ceiling with coving, heated towel rail, non-slip flooring, built-in storage cupboard, suite comprising panelled bath, low-level WC, wash hand basin, all fixtures and fittings to remain.

Rear Garden

Landscaped garden of excellent size offering great potential, laid to patio, decked areas, heavily stocked with mature shrubs, plants etc, access to side alleyway, front entrance, unspoilt views over the surrounding valley and mountains.

Front Garden

Laid to patio with brick-built front boundary wall with wrought iron balustrade and matching gate allowing main

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.