

Flat/Apartment - Porth

£79,950

Property Reference: PP11829



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We offer to the market an ideal property for first time buyer. This is a two double bedroom maisonette which benefits from UPVC double-glazing and gas central heating. A two storey property which will remain as seen with made to measure blinds, fitted carpets, floor coverings. It offers great accommodation and is conveniently located in this quiet side street offering immediate access to all amenities and facilities in the main village of Porth and with unspoilt views over the surrounding hills and mountains. It is being offered for sale at a very realistic price in order to achieve a quick sale. It is a leasehold property with an excess of 80 years to remain and a maintenance charge of approximately £200 per year which includes insurance and maintenance fees. It briefly comprises, entrance hall, stairs to first floor, utility room, landing, spacious lounge, fitted kitchen, bathroom with electric shower over bath, separate WC, two double bedrooms, garden to front.

Entranceway

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

Hallway

Plastered emulsion décor, ceramic tiled flooring, staircase with fitted carpet allowing access to first floor elevation, UPVC double-glazed door allowing access to additional small yard, white panel door allowing access to utility room.

Utility Room

UPVC double-glazed windows to front and side, ceramic tiled flooring, plastered emulsion décor and ceiling, plumbing for automatic washing machine, ample electric power points.

First Floor Elevation

Landing

Plastered emulsion ceiling with generous access to loft, radiator, fitted carpet, modern white panel doors to bedrooms 1, 2, bathroom,





separate WC, fitted kitchen and lounge, further door to built-in storage cupboard.

Lounge (4.53 x 3.40m)

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

Kitchen (2.61 x 3.24m)

UPVC double-glazed window to rear with made to measure blinds, plastered emulsion décor and ceiling, cushion floor covering, radiator, full range of light beech fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, ample work surfaces with co-ordinate splashback ceramic tiling, cooker hood to remain as seen, ample space for additional appliances, wall-mounted and housed behind one matching unit gas combination boiler supplying domestic hot water and gas central heating.

Bathroom

Patterned glaze UPVC double-glazed window to rear, ceramic tiled décor floor to ceiling, plastered emulsion ceiling, laminate flooring, white suite comprising panelled bath with electric shower fitted over bath, wash hand basin, central heating radiator.



Separate WC

Patterned glaze UPVC double-glazed window to rear, plastered emulsion décor, textured emulsion ceiling, ceramic tiled flooring, low-level WC finished in white.



Bedroom 1 (3.41 x 3.02m)

UPVC double-glazed window to rear with made to measure blinds, plastered emulsion décor and ceiling, laminate flooring, radiator, electric power points, access to built-in storage cupboard fitted with shelving.



Bedroom 2 (3.42 x 3.70m not including substantial depth of recesses)

UPVC double-glazed

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

Front Garden

Laid to concrete pathway with decked gardens with timber balustrade, offering unspoilt views of the surrounding valley.

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.