

propertyplus

for sale

Detached House - Gelli

£265,000

Property Reference: PP11816



This impressive, modern, four bedroom, detached family home, situated in this prime location, offering immediate access to all amenities including schools, nightlife, leisure facilities, transport connections and outstanding walks over the surrounding valley.



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This impressive, modern, four bedroom, detached family home, situated in this prime location, offering immediate access to all amenities including schools, nightlife, leisure facilities, transport connections and outstanding walks over the surrounding valley. It is being offered for sale, chain-free at a very realistic price. It offers generous family-sized accommodation with small garden to front, driveway, access to integral garage, side entrance and grass-laid and patio gardens to rear with unspoilt views over the surrounding mountains. A modern property of traditional build which benefits from UPVC double-glazing, gas central heating, will be sold as seen with all quality fitted carpets and floor coverings, made to measure blinds, light fittings and must be viewed. It briefly comprises, impressive open-plan entrance hallway, cloaks/WC, fitted kitchen/breakfast room with integrated appliances, fitted utility room, spacious lounge/diner leading onto rear gardens, first floor landing, four generous sized bedrooms, master with built-in wardrobes and en-suite shower room, family bathroom/WC, gardens to front and rear, double driveway, integral single garage.

Entranceway

Entrance via UPVC double-glazed door allowing access to impressive open-plan entrance hallway.

Hallway

Plastered emulsion décor and ceiling with recess lighting, quality flooring, radiator, electric power points, staircase to first floor elevation with quality fitted carpet, spindled balustrade, door to access to understairs storage, white panel doors allowing access to kitchen/breakfast room, main lounge/diner, cloaks/WC.

Cloaks/WC

Plastered emulsion décor and ceiling with recess lighting,





quality flooring, radiator, all fixtures and fittings to remain, white suite to include low-level WC, wash hand basin with central mixer taps and splashback ceramic tiling.

Kitchen/Diner (4.52 x 2.19m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and ceiling with recess lighting, quality flooring, 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, larder units, ample electric power points, integrated electric oven, four ring gas hob, extractor canopy fitted above, integrated fridge/freezer, dishwasher, single sink and drainer unit with central mixer taps, ample space for kitchen table and chairs if required, white panel door allowing access to utility room.



Utility Room

Patterned glaze UPVC double-glazed door to side allowing access to front and rear gardens, matching flooring, plastered emulsion ceiling with three-way spotlight fitting, Xpelair fan, radiator, further range of matching fitted kitchen units comprising ample wall-mounted units, base units, larder units, ample work surfaces, single sink and drainer unit with central mixer taps and plumbing of automatic washing machine, wall-mounted gas combination boiler supplying domestic hot water and gas central heating housed within the larder unit.



Main Lounge/Diner (4.47 x 7.09m)

UPVC double-glazed window to rear, UPVC double-glazed double French doors with matching panels either side to rear overlooking rear gardens and with



unspoilt views over the surrounding mountains, plastered emulsion décor and ceiling with two pendant ceiling light fittings, wall light fittings, quality fitted carpet, Canterbury arch style feature fireplace with matching insert and hearth housing electric fire to remain as seen, ample electric power points, television aerial socket.

First Floor Elevation

Landing

Generous sized landing with plastered emulsion décor and ceiling, quality fitted carpet, electric power points, radiator, generous access to loft, white panel doors to bedrooms 1, 2, 3, 4, family bathroom.

Bedroom 1 (3.65 x 3.30m)

UPVC double-glazed window to front with made to measure roller blinds, plastered emulsion décor and ceiling, quality fitted carpet, radiator, electric power points, television aerial socket, white panel doors to built-in airing cupboard providing ample hanging and shelving space, white panel door to en-suite shower room/WC.

En-Suite Shower Room

Patterned glaze UPVC double-glazed window to side with made to measure blinds, plastered emulsion décor and ceiling with recess lighting and Xpelair fan, quality flooring, radiator, all fixtures and fittings to remain, white suite comprising low-level WC, wash hand basin with splashback ceramic tiling and central mixer taps, walk-in shower cubicle fully ceramic tiled housing shower supplied direct from combi system.

Family Bathroom

Generous sized family bathroom with UPVC double-glazed window to rear with made to measure roller blinds, plastered emulsion décor and ceiling with Xpelair fan and full range of recess lighting, quality flooring, radiator, all fixtures and fittings to remain, white suite comprising panelled bath with central mixer taps, low-level WC, wash hand basin with central mixer taps, vanity cabinets to remain, fully ceramic tiled to bath area, white panel door to built-in storage cupboard fitted with shelving.

Bedroom 2 (3.01 x 2.21m)

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

Bedroom 3 (3.89 x 2.47m)

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

Bedroom 4 (2.53 x 4.59m)

UPVC double-glazed window to front with made to measure roller blinds, plastered emulsion décor and ceiling, fitted carpet, ample electric power points, television aerial socket, telephone socket.

Rear Garden

Laid to concrete paved patio leading onto grass-laid gardens with timber boundaries, excellent views over the surrounding mountains, side access to front gardens.

Front Garden

Laid to grass with conifer tree hedging, leading onto brick-laid double driveway for off-road parking and access to single integral garage with up and over doors, outside water tap fitting, outside courtesy lighting.

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.