

End of Terrace - Porth

£164,950

Property Reference: PP11830



This is a completely renovated and modernised, incredibly deceptively spacious, three bedroom, end-terrace property situated in this prime residential location offering immediate access to the main village of Porth with all its amenities and facilities and with schools at all levels on the doorstep.



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This is a completely renovated and modernised, incredibly deceptively spacious, three bedroom, end-terrace property situated in this prime residential location offering immediate access to the main village of Porth with all its amenities and facilities and with schools at all levels on the doorstep. It benefits from UPVC double-glazing, gas central heating, affords new modern fitted kitchen with full range of integrated appliances, new modern spacious bathroom with freestanding tub bath and walk-in shower cubicle. It benefits from new walls, floors, ceilings, gas central heating and will be sold including all fitted carpets, floor coverings. An early viewing appointment is highly recommended. It briefly comprises, L-shape entrance hallway, sitting room/dining room, main lounge with feature mediawall, modern fitted kitchen with full range of integrated appliances and breakfast bar, utility room/cloaks/WC, first floor landing, three generous sized bedrooms, modern feature bathroom/WC/shower, garden to rear with side access.

Entranceway

Entrance via light oak-effect, UPVC double-glazed door allowing access to entrance hallway.

Hallway

Plastered emulsion décor and ceiling with range of recess lighting, quality tiled-effect laminate flooring, wall-mounted electric service meters, staircase to first floor with new fitted carpet, etched glaze modern panel doors allowing access to sitting room/dining room, further matching door to family kitchen, solid wood panel door allowing access to utility room/cloaks/WC.

Sitting Room/Dining Room (2.95 x 3.16m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and ceiling, laminate





flooring, radiator, Adam-style feature fireplace with marble-effect insert and hearth housing gas fire, two recess alcoves, ample electric power points.

Cloaks/WC/Utility Room

UPVC double-glazed window to rear overlooking rear gardens, modern PVC marble-effect panel décor floor to ceiling, cushion floor covering, plastered emulsion ceiling with modern light fitting, access to understairs storage, range of base units with work surfaces, low-level WC, wash hand basin with central waterfall feature mixer taps.



Kitchen (3.27 x 3.91m)

UPVC double-glazed window and door to rear allowing access and overlooking rear gardens, plastered emulsion décor and ceiling with recess lighting, quality tiled flooring, contrast slimline upright radiator, full range of contrast modern two-tone fitted kitchen units fitted in high gloss dove grey and white comprising ample base units, larder units, breakfast bar, integrated washing machine, wine cooler, brand new Zanussi double electric oven, four ring electric hob, modern extractor unit above, integrated fridge/freezer, ample work surfaces, modern feature flexi central mixer taps, ample space for additional appliances if required, modern white panel door to front allowing access to main lounge.



Main Lounge (5.03 x 3.12m)

Angled lounge with UPVC double-glazed window to front with made to measure blinds offering unspoilt views over the surrounding mountains and Glynfach, plastered emulsion décor and ceiling, laminate flooring, modern slimline upright contrast radiator, ample electric power points, mediawall with electric supplied for



flatscreen television with recess ideal for Sky box etc and feature gas insert fire to remain as seen.

First Floor Elevation

Landing

UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor and ceiling with recess lighting, plastered emulsion décor and ceiling with recess lighting, spindled balustrade, new fitted carpet, white modern panel doors to built-in storage cupboard, bedrooms 1, 2, 3, further matching door to family bathroom.

Bedroom 1 (3.15 x 4.03m)

Two UPVC double-glazed windows to front with made to measure blinds, plastered emulsion décor and ceiling, new fitted carpet, modern slimline radiator, one feature panelled wall, some electric power points with USB connections.

Bedroom 2 (4.99 x 3.13m)

UPVC double-glazed window to front and further window to side, with made to measure blinds offering unspoilt views, plastered emulsion décor and ceiling, modern slimline radiator, fitted carpet, ample electric power points, some with USB connections, television aerial socket, one feature wall panelled.

Family Bathroom

Generous sized family bathroom with patterned glaze UPVC double-glazed window to rear, quality ceramic tiled décor floor to ceiling with one contrast tiled wall, plastered emulsion ceiling with recess lighting, Xpelair fan, ceramic tiled flooring, contrast charcoal heated towel rail, modern new suite fitted in white comprising oversized freestanding tub bath with freestanding central mixer taps and shower attachment, close-coupled WC, wash hand basin with central mixer taps, walk-in shower cubicle with clear glazed panel and overhead rainforest shower with attachments, built-in storage cupboard housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

Bedroom 3 (2.06 x 2.73m)

UPVC double-glazed window to rear overlooking gardens, plastered emulsion décor and ceiling with recess lighting and access to loft, laminate flooring, electric power points.

Rear Garden

Enclosed garden stocked with mature shrubs, plants etc, concrete block-built side boundary wall with side access and partially laid to patio.

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.