

propertyplus

for sale

Detached House - Porth

£269,995

Property Reference: PP11936



This is a unique, two/three double bedroom, detached, modern built property situated on this sought after residential development where properties seldom become available to the market.



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This is a unique, two/three double bedroom, detached, modern built property situated on this sought after residential development where properties seldom become available to the market. This property, beautifully presented, offering easy access to all amenities and facilities, benefits from UPVC double-glazing, gas central heating, will be sold including all quality flooring, some light fittings, made to measure blinds, country-style rear garden with Austrian Wendy house to remain as seen. An early viewing appointment is highly recommended. It offers excellent family-sized accommodation, being diverse with two double bedrooms plus two reception room, alternatively three double bedrooms and a main lounge. It affords two bathrooms and quality fitted kitchen with full range of Bosch integrated appliances plus many extras. This property must be viewed. It briefly comprises, entrance porch, open-plan entrance hallway, lounge, shower room/WC, fitted kitchen with full range of integrated appliances, second reception room/bedroom 3, first floor landing, built-in storage cupboard, family bathroom/WC, two double bedrooms both with built-in wardrobes, gardens to front and rear, driveway for off-road parking for two vehicles, single integral garage.

Entranceway

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

Porch

Brick-built to halfway with UPVC double-glazed panel windows above, all with opening skylights, ceramic tiled flooring, electric power points, UPVC double-glazed door with matching panel to side allowing access to entrance hallway.

Hallway

Plastered emulsion décor, patterned artex and coved ceiling, quality flooring, open-plan stairs





to first floor elevation with spindled balustrade, electric power points, telephone point, white panel doors allowing access to sitting room/bedroom 3, fitted kitchen/breakfast room, shower room/WC, main lounge.

Main Lounge (3.36 x 5.87m)

Leaded glaze UPVC double-glazed window to rear overlooking rear gardens, UPVC double-glazed double French doors allowing access to rear gardens, plastered emulsion décor with one feature wall papered, Adam-style feature fireplace, quality flooring, two radiators, patterned artex and coved ceiling, ample electric power points.



Shower Room/WC

Patterned glaze UPVC double-glazed window to side, ceramic tiled décor floor to ceiling, textured emulsion and coved ceiling, quality flooring, radiator, white suite comprising low-level WC, wash hand basin with central mixer taps housed within contrast base vanity unit, oversized walk-in shower cubicle with Mira shower supplied direct from gas boiler.



Kitchen/Breakfast Room (4.85 x 2.57m)

UPVC double-glazed window to front offering unspoilt views over the surrounding valley, plastered emulsion décor, textured emulsion and coved ceiling, quality flooring, Victorian-style radiator, full range of quality fitted kitchen units comprising ample wall-mounted units, base units, larder units, drawer packs, pan drawers, ample work surfaces with high gloss finish splashback, integrated Bosch electric oven, matching microwave, four ring electric hob, extractor canopy fitted above, contrast single sink and drainer unit with flexi mixer taps, built-in fridge/freezer, wall-mounted gas combination



boiler supplying domestic hot water and gas central heating, plumbing for automatic washing machine, ample space for additional appliances.

Second Reception Room/Bedroom 3 (4.50 x 3.18m)

UPVC double-glazed window to front offering unspoilt views, plastered emulsion décor, patterned artex and coved ceiling, quality flooring, radiator, ample electric power points.

First Floor Elevation

Landing

Plastered emulsion décor, patterned artex ceiling, generous access to loft, electric power points, genuine Velux skylight window, quality flooring, white panel doors to bedrooms 1, 2, family bathroom, built-in storage cupboard fitted with shelving.

Bedroom 1 (3.13 x 4.02m not including depth of built-in wardrobes)

UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor with one wall feature papered, textured emulsion ceiling, fitted carpet, radiator, ample electric power points, full range of built-in wardrobes to one wall accessed via mirror fronted sliding doors providing ample hanging and shelving space.

Family Bathroom

Ceramic tiled décor floor to ceiling and to partial to one wall, textured emulsion ceiling, genuine Velux double-glazed skylight window, quality flooring, radiator, electric shaver point, full bathroom suite finished in champagne comprising panelled bath with twin handgrips, central mixer taps and shower attachments, low-level WC, wash hand basin with central mixer taps.

Bedroom 2 (3.89 x 4.05m not including depth of built-in wardrobes)

UPVC double-glazed window to front offering unspoilt views, plastered emulsion décor, textured emulsion ceiling, fitted carpet, radiator, ample electric power points, range of built-in wardrobes to one wall accessed via mirror fronted sliding doors providing ample hanging and shelving space.

Rear Garden

Beautifully presented, country-style garden laid to paved patio with decorative gravel features, lawned gardens stocked with mature conifer trees and timber garden Wendy house to remain as seen.

Front garden

Laid to lawn with mature shrubs, tarmacadam driveway for off-road parking for two vehicles, courtesy lighting, access to integral single garage accessed via up and over doors, access to main entrance, outside gas and electric service meters.

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.