

Semi-Detached House - Porth

£135,000

Property Reference: PP11880



This is a three bedroom, semi-detached property situated in this quiet, popular location with gardens to front, rear, side entrance and unspoilt views over the surrounding hills and mountains.



Property Reference: PP11880

This is a three bedroom, semi-detached property situated in this quiet, popular location with gardens to front, rear, side entrance and unspoilt views over the surrounding hills and mountains. It offers easy access to all amenities and facilities including schools, leisure facilities, transport connections and offers outstanding walks over the surrounding mountains. This property is being offered for sale with no onward chain and a quick completion is available if required. It benefits from UPVC double-glazing, gas central heating and will be sold inclusive of all quality fitted carpets, floor coverings, blinds and many extras. An ideal property for first time buyer but offering excellent family-sized accommodation. One section to the rear garden is laid to decked patio with glass balustrade with additional gardens offering great potential. Book your viewing appointment today to avoid disappointment. It briefly comprises, entrance hallway, spacious lounge/sitting room/dining room with Inglenook recess and log burner, fitted kitchen with cooking range, modern bathroom/WC/shower over bath, first floor landing, three generous sized bedrooms, gardens to front and rear, side access.

Entranceway

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

Hallway

Plastered emulsion décor and ceiling, wall-mounted and boxed in electric service meters, radiator, electric power points, feature glass block wall window to side through to main lounge, staircase to first floor elevation with quality fitted carpet, modern flooring, modern light oak glazed panel door to side allowing access to lounge/diner.

Lounge/Diner (3.90 x 3.50m not including depth of





recesses)

Double opening to centre through to sitting area, UPVC double-glazed double French doors to rear overlooking and allowing access to gardens, made to measure blinds to remain, matching décor and ceiling with feature section of recess lighting to main feature wall, one recess alcove, quality cushion floor covering, radiator, ample electric power points, Adam-style feature fireplace with insert housing genuine log fire set onto stone hearth, modern clear glazed light oak panel door to rear allowing access to kitchen.



Sitting Area (3.01 x 3.46m not including depth of recesses)

UPVC double-glazed window to front with made to measure blinds overlooking front gardens and with unspoilt views of the surrounding mountains, plastered emulsion décor and ceiling, feature glass block window through to hallway, radiator, quality fitted carpet, ample electric power points, recess display lighting to main feature wall, recess alcove fitted with shelving, base storage housing gas service meter.



Kitchen (3.60 x 2.35m not including depth of recesses)

UPVC double-glazed window to side with made to measure blinds overlooking courtyard, plastered emulsion décor and ceiling, cushion floor covering, access to understairs storage, full range of high gloss white fitted kitchen units comprising ample wall-mounted units, base units, larder units, drawer packs, ample work surfaces with co-ordinate splashback ceramic tiling, single sink and drainer unit with central mixer taps, plumbing for automatic washing machine, five ring gas cooking range to remain as seen into recess with



extractor canopy fitted above, ample space for additional appliances, wall-mounted gas combination boiler supplying domestic hot water and gas central heating, modern white panel door to rear allowing access to bathroom/WC.

Bathroom/WC

Generous sized bathroom/WC with patterned glaze UPVC double-glazed window to side with made to measure blinds, plastered emulsion décor and ceiling with recess lighting, Xpelair fan, quality flooring, radiator, white suite to include shower-shaped panel bath with central mixer taps, above bath shower screen and shower fitted over bath supplied direct from combi system, wash hand basin with central mixer taps, vanity mirror above, low-level WC.

First Floor Elevation

Landing

UPVC double-glazed window to rear with made to measure blinds, plastered emulsion décor and ceiling, spindled balustrade, quality fitted carpet, electric power points, white panel doors to bedrooms 1, 2, 3, generous access to loft with pulldown ladder.

Bedroom 1 (2.76 x 1.92m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and ceiling, quality fitted carpet, radiator, electric power points.

Bedroom 2 (2.71 x 3.66m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and ceiling, quality fitted carpet, radiator, electric power points.

Bedroom 3 (2.80 x 2.81m)

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

Rear Garden

Laid to brick patio with outside water tap fitting and outside courtesy lighting, steps allowing access to deck-laid patio with glass balustrade and further allowing access to excellent sized gardens offering great potential, side access.

Front Garden

Laid to patio with artificial grass section, original stone don't boundary wall with picket fencing above.

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.