

propertyplus

for sale

Semi-Detached House - Porth

£222,000

Property Reference: PP11977



This is an immaculate, three bedroom, modern, semi-detached property situated in this quiet, cul-de-sac position offering easy access to all amenities.



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This is an immaculate, three bedroom, modern, semi-detached property situated in this quiet, cul-de-sac position offering easy access to all amenities. The property would ideally suit first time buyer or perhaps families with flat private gardens to rear, garden to front, garage and driveway. It offers easy access to schools, leisure facilities, road links via A4119 for Bridgend, Llantrisant and M4 corridor. This property is immaculately presented and must be viewed. It will be sold including all fitted carpets, floor coverings, blinds, some light fittings. Be sure to arrange your viewing appointment today. It briefly comprises, open-plan entrance hallway, cloaks/WC, fitted kitchen with integrated appliances and breakfast area, lounge with dining area, first floor landing, three generous sized bedrooms, master with built-in wardrobes, family bathroom/WC/shower over bath, gardens to front and rear with additional gardens to side, single garage with driveway.

Entranceway

Entrance via modern composite double-glazed panel door allowing access to impressive open-plan entrance hallway.

Hallway

Plastered emulsion décor and coved ceiling, laminate flooring, radiator, electric power points, telephone point, modern oak panel doors allowing access to cloaks/WC, kitchen/breakfast room, further matching door to main lounge/diner, open-plan stairs to first floor elevation with spindled balustrade and modern fitted carpet.

Cloaks/WC

Patterned glaze UPVC double-glazed window to front, plastered emulsion décor with one feature wall papered, plastered emulsion ceiling, laminate flooring, radiator, white suite comprising low-level WC, wash hand basin with splashback ceramic





tiling, fixtures and fittings to remain.

Kitchen/Breakfast Room (2.58 x 3.23m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and ceiling with five-way spotlight fitting, tiled flooring, radiator, electric power points, full range of light beech fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, larder units, ample work surfaces with co-ordinate splashback ceramic tiling, integrated double electric oven, four ring electric hob, extractor canopy fitted above, integrated fridge/freezer, single sink and drainer unit with central mixer taps, plumbing for automatic washing machine and dishwasher.



Main Lounge/Diner (4.82 x 4.70m)

UPVC double-glazed double French doors with matching panels either side with opening skylight overlooking and allowing access onto rear gardens, plastered emulsion décor and coved ceiling, laminate flooring, central heating radiators, ample electric power points, modern light oak panel door to understairs storage facilities.

First Floor Elevation

Landing

Matching décor to hallway, plastered emulsion ceiling, quality fitted carpet, electric power points, spindled balustrade, white panel doors to bedrooms 1, 2, 3, built-in storage cupboard and family bathroom.



Bedroom 1 (2.78 x 2.11m)

UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor and ceiling, quality fitted carpet, radiator, ample electric power points.

Bedroom 2 (2.65 x 3.85m not including depth of fitted wardrobes)

UPVC double-glazed window to rear overlooking rear



gardens, plastered emulsion décor with one feature wall papered, plastered emulsion ceiling, fitted carpet, radiator, ample electric power points, range of built-in wardrobes to one wall providing ample hanging and shelving space.

Bedroom 3 (2.63 x 3.23m not including substantial depth of recess to one wall)

UPVC double-glazed window to front offering unspoilt views, plastered emulsion décor and ceiling, quality modern fitted carpet, radiator, ample electric power points.

Built-In Storage Cupboard

Wall-mounted gas boiler supplying domestic hot water and gas central heating.

Family Bathroom

Generous size family bathroom with patterned glaze UPVC double-glazed window to front, plastered emulsion décor with three walls ceramic tiled, plastered emulsion ceiling, tiled flooring, chrome heated towel rail, white suite comprising low-level WC, wash hand basin, bath with central mixer taps, above bath shower screen, overhead rainforest shower with attachment supplied direct from gas boiler, Xpelair fan, electric shaver point.

Rear Garden

Beautifully presented, private garden laid to paved patio further onto grass-laid gardens, garden shed to remain as seen, raised flowerbeds stocked with mature shrubs, plants etc.

Side Garden

With side access, ideal for storage, outside electric power points.

Front Garden

Laid to grass with pathway, outside water tap fitting, outside courtesy lighting, raised feature country-style garden, access to single garage with up and over doors supplied with electric power and light, driveway to accommodate off-road parking for one vehicle.

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.