

Semi-Detached Bungalow - Porth

£169,950

Property Reference: PP9878



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This is a beautifully presented, three bedroom, semi-detached, dormer-style property situated in this quiet location, offering the most outstanding views to the front and from rear gardens over the surrounding valley and mountains. It benefits from UPVC double-glazing and gas central heating and will be sold as seen including fitted carpets, floor coverings, blinds, light fittings, freestanding appliances if required and many extras. It affords built-in wardrobes to bedroom 2 and is being offered for sale at this great bargain to achieve a quick sale. It affords low maintenance terraced gardens to front and rear, driveway to accommodate off-road parking for a number of vehicles. An early viewing is essential. It briefly comprises, open-plan entrance hallway with gallery landing, spacious lounge/diner, fitted kitchen/breakfast room, family bathroom/WC/shower, first floor gallery landing, three bedrooms, gardens to front and rear, driveway for off-road parking for a number of vehicles.

Entranceway

Entrance via ornate UPVC double-glazed door with matching panel to side allowing access to open-plan entrance hallway with gallery landing.

Hallway

Papered décor, textured and ornate coved ceiling, radiator, wall-light fitting, ample electric power points, open-plan stairs to first floor with spindled balustrade and matching fitted carpet, white panel doors allowing access to lounge, further matching door to bathroom/WC.

Bathroom/WC

Two patterned glaze UPVC double-glazed windows to side both with made to measure blinds, ceramic tiled décor to halfway, complete to shower area, papered décor above, textured emulsion and coved ceiling with two ceiling light fittings,





Xpelair fan, cushion floor covering, full suite comprising panel bath with twin handgrips, wash hand basin with central mixer taps, low-level WC, walk-in shower cubicle with Mira shower.

Lounge/Diner (3.57 x 9.07m)

Floor to ceiling UPVC double-glazed window to front with made to measure blinds overlooking the surrounding valley and mountains and with opening windows, papered décor, patterned artex and coved ceiling with pendant ceiling light fitting, radiator, quality fitted carpet, Canterbury arch feature fireplace with marble insert and hearth housing electric fire to remain as seen, leading through to dining area with matching décor and ceiling with feature pull-down light fitting, ideal over dining table, two feature radiators, matching fitted carpet, ample electric power points, panel door to side allowing access to kitchen/breakfast room.



Kitchen/Breakfast Room (2.63 x 3.72m)

UPVC double-glazed window and door to rear allowing access to rear gardens, papered décor, textured emulsion and coved ceiling with four-way spotlight fitting, cushion floor covering, radiator, full range of light oak fitted kitchen units comprising ample wall-mounted units, base units, corner display shelving, leaded display cabinets, ample work surfaces with co-ordinate splashback ceramic tiling, freestanding electric cooker to remain as seen if required with extractor canopy fitted above, single sink and drainer unit with central mixer taps, plumbing for automatic washing machine, ample space for additional appliances, ample space for breakfast table and chairs if required, door to



built-in storage cupboard fitted with shelving space.

First Floor Elevation

Gallery Landing

Papered décor, textured emulsion and ornate coved ceiling, fitted carpet, spindled balustrade, radiator, UPVC double-glazed window to side, panel doors to bedrooms 1, 2, 3, built-in storage space fitted with hanging space and wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

Bedroom 1 (3.17 x 3.60m)

UPVC double-glazed window to front offering unspoilt spectacular views over the surrounding valley, papered décor, textured emulsion and coved ceiling, fitted carpet, ample electric power points.

Bedroom 2 (2.64 x 3.09m)

UPVC double-glazed window to rear overlooking rear gardens, papered décor, textured emulsion and coved ceiling, fitted carpet, access to storage within eaves, full range of built-in wardrobes including corner display shelving, hanging and shelving space with vanity mirror above.

Bedroom 3 (2.65 x 1.78m)

UPVC double-glazed window to rear overlooking rear gardens, papered décor, textured emulsion and coved ceiling with three-way spotlight fitting, fitted carpet, electric power points.

Rear Garden

Beautifully presented, landscaped terraced garden, laid to paved patio with further artificial grass-laid sections, backing onto the surrounding hills and mountains and offers a wide range of wildlife for nature lovers, benefits from outside water tap fitting and direct access to concrete driveway for off-road parking for a number of vehicles.

Front Garden

Low maintenance, laid to artificial grass, decorative gravel features and paved patio, double gates allowing access to main driveway.

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.