

Semi-Detached House - Porth

£125,000

Property Reference: PP12083



This is a very well maintained, three bedroom, semi-detached property situated in this popular location surrounded by all amenities and facilities including schools, leisure centre with swimming pool and playing fields.



This is a very well maintained, three bedroom, semi-detached property situated in this popular location surrounded by all amenities and facilities including schools, leisure centre with swimming pool and playing fields. It offers easy access for road links for A4119 for M4, Llantrisant and Talbot Green. This property offers enormous potential, would ideally suit first time buyer to get onto the property ladder and create your dream home. It benefits from UPVC double-glazing, gas central heating and includes all fitted carpets, light fittings, blinds etc. It is situated on an outstanding sized corner plot with gardens to front and side and excellent potential to create off-road parking with drop kerb in situ with double gates. It also affords flat garden to rear with gravel featured patio area, outbuilding. Book your viewing appointment today to avoid disappointment. It briefly comprises, entrance hallway, sitting room, lounge, kitchen, walk-in pantry, lobby area, cloaks/WC, first floor landing, three bedrooms, shower room/WC, walk-in storage cupboard, gardens to front, side and rear, outbuilding.

Entranceway

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

Hallway

Papered décor and ceiling, fitted carpet, radiator, open-plan stairs to first floor, white panel doors allowing access to sitting room and lounge.

Sitting Room (3.11 x 3.25m)

UPVC double-glazed window to front, papered décor, tiled ceiling, fitted carpet, radiator, electric power points, original tiled fireplace and hearth housing gas fire.

Lounge (3.12 x 4.58m)

UPVC double-glazed window to rear overlooking rear gardens, papered décor, tiled ceiling, radiator, fitted





carpet, original ceramic tiled fireplace and hearth housing gas fire, ample electric power points, white panel door to side allowing access to kitchen.

Kitchen (1.92 x 2.38m)

UPVC double-glazed window to side, papered décor and ceiling, Xpelair fan, cushion floor covering, range of wall and base units including single sink and drainer, plumbing for washing machine, gas cooker power point, white panel door to front allowing access to lobby, door to walk-in pantry fitted with shelving.



Lobby

UPVC double-glazed door and window to side allowing access to front and side gardens, papered décor and ceiling, cushion floor covering, radiator, electric power points, access to understairs storage with wall-mounted gas and electric service meters, white panel door to cloaks/WC.

Cloaks/WC

Patterned glaze UPVC double-glazed window to front, papered décor and ceiling, cushion floor covering, low-level WC fitted in white.



First Floor Elevation

Landing

Matching décor to hallway, papered ceiling, fitted carpet, white panel doors to bedrooms 1, 2, 3, shower room/WC, door to built-in storage cupboard housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

Bedroom 1 (4.03 x 3.20m)

UPVC double-glazed window to front, papered décor, emulsion ceiling, radiator, original fireplace, door to built-in storage cupboard.



Bedroom 2 (3.85 x 2.65m)

UPVC double-glazed window to rear with made to measure blinds overlooking rear gardens, papered décor, tiled ceiling, fitted carpet, radiator, electric power points.

Bedroom 3 (2.58 x

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2.45m)

UPVC double-glazed window to rear overlooking rear gardens, papered décor, tiled ceiling, fitted carpet, electric power points.

Shower Room/WC

Patterned glaze UPVC double-glazed window to front, tiled décor floor to ceiling to two walls, remaining walls papered, textured ceiling, cushion floor covering, radiator, white suite comprising walk-in shower cubicle with mira electric shower, low-level WC, wash hand basin.

Rear Garden

Excellent sized garden laid to grass with gravelled patio and stocked with mature shrubs, plants etc, outbuilding.

Front Garden

Laid to grass with concrete pathway, concrete block-built boundary walls, wrought iron gate allowing main access, further double gates to side gardens which could easily be converted to driveway for off-road parking for a number of vehicles.

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.