

Detached House - Porth

£99,950

Property Reference: PP12187



Situated in this prime, convenient location, we are delighted to offer to the market this outstanding buy, being a three bedroom detached property which will require some upgrading and modernisation.



Situated in this prime, convenient location, we are delighted to offer to the market this outstanding buy, being a three bedroom detached property which will require some upgrading and modernisation. It offers enormous potential, currently benefitting from UPVC double-glazing and gas central heating. Situated in this prime location, with unspoilt panoramic views to the front over Llanwonno and Ynyshir mountains, this property must be viewed. It offers easy access to schools, leisure facilities, the main village at Porth with all its transport connections, shops and great road links for M4 corridor, by A470 or A4119. A great project property at this giveaway bargain price. It briefly comprises, entrance hall, two reception rooms, fitted kitchen, lobby, bathroom/WC, first floor landing, three bedrooms, gardens to front and rear.

Entranceway

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

Hall

Papered décor and ceiling, wall-mounted electric service meters, cushion floor covering, staircase to first floor elevation with fitted carpet and spindled balustrade, doors allowing access to lounge and sitting room.

Lounge (3.35 x 3.65m)

UPVC double-glazed window to front overlooking surrounding mountains, papered décor and ceiling, laminate flooring, radiator, Adam-style fireplace with tiled insert and hearth housing ornamental electric fire, door to rear allowing access to kitchen.

Kitchen (3.25 x 3.07m)

UPVC double-glazed window to side, plastered emulsion décor and ceiling, ceramic tiled flooring, range of wall and base units including single sink and drainer with central mixer taps, integrated electric oven, four ring gas hob, extractor





canopy fitted above, door to built-in storage cupboard housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating, door to side allowing access to lobby.

Lobby

Papered décor, UPVC double-glazed door to rear allowing access to gardens, tiled flooring, door to built-in understairs storage, door to side allowing access to bathroom/WC.

Bathroom

UPVC double-glazed window to rear, plastered emulsion décor and ceiling, cushion floor covering, radiator, white suite comprising panelled bath with above bath shower screen, shower fitted over bath supplied direct from combi system, low-level WC, wash hand basin, Xpelair fan.

Second Reception Room (3.12 x 3.42m)

UPVC double-glazed window to front overlooking views over the surrounding mountains, plastered emulsion décor and ceiling, fitted carpet, electric power points, two recess alcoves one housing base storage and gas service meters.

First Floor Elevation

Landing

UPVC double-glazed window to rear overlooking rear gardens, papered décor and ceiling, access to loft, radiator, doors allowing access to bedrooms 1, 2, 3.

Bedroom 1 (4.50 x 2.27m)

Two UPVC double-glazed windows to front offering unspoilt views, papered décor, patterned artex ceiling, fitted carpet, radiator, electric power points.

Bedroom 2 (2.60 x 2.15m)

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

Bedroom 3 (2.97 x 4.56m)

UPVC double-glazed window to front offering unspoilt views, papered décor,



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patterned artex ceiling, radiator, electric power points.

Rear Garden

Offers enormous potential, an outstanding spacious garden but will require some attention.

Front Garden

Laid to paved patio with original stone front boundary wall with wrought iron balustrade above and matching gate allowing main entrance.

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.