

Detached House - Porth

£494,950

Property Reference: PP12206



Situated on this small, quiet, exclusive development in Porth, surrounded by picturesque, unspoilt scenery and offering easy access to the main village.

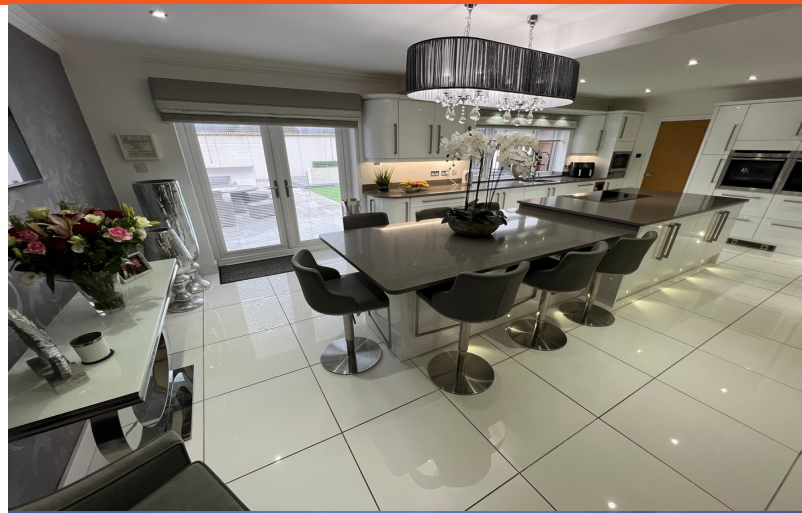


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Situated on this small, quiet, exclusive development in Porth, surrounded by picturesque, unspoilt scenery and offering easy access to the main village. It offers easy access to schools at all levels, transport connections, healthcare. This property, built by a local builder, genuinely must be viewed internally to be fully appreciated. It is a four bedroom, detached, executive-style property with forecourt approach and private driveway for some six vehicles, In addition it benefits from double garage with remote controlled up and over doors. The gardens to rear are beautifully landscaped, maintenance-free, laid to astroturf gardens with porcelain tiled pathways, patio areas with fitted kitchen. It affords firestack with feature seating, feature display lighting and purpose-built summerhouse with unique wood panel ceiling into apex with recess lighting. The property itself, of standard construction, benefits from UPVC double-glazing, gas central heating. It will be sold inclusive of all quality fitted carpets and floor coverings, together with many extras. It briefly comprises, impressive open-plan entrance hallway with feature floating staircase with glazed balustrade to first floor, cloaks/WC with feature circular window to front, spacious bay-fronted lounge with feature mediawall and double glass panel doors through to an outstanding fitted kitchen with abundance of fitted kitchen units, silestone work surfaces and central island, with matching dining area to seat six people, full range of Neff appliances which will include double electric oven, induction hob, plate warmer, microwave, wine cooler, dishwasher, complete fitted utility room, first floor impressive





open-plan feature landing with display main wall, built-in storage, bedroom 1 with en-suite modern bathroom/shower/WC, bedroom 2, bedroom 3 with full range of fitted wardrobes, bedroom 4 with full range of built-in wardrobes and en-suite shower room/WC, integral double garage accessed via remote controlled doors, with additional toolroom to remain as seen. This is a unique opportunity to purchase one of the most impressive, four bedroom, bay-front, detached, executive-style properties within RCT. Call today to book your viewing to avoid disappointment. Price £494,950.

Entranceway

Entrance via composite modern double-glazed panel door with matching PVC panels either side allowing access to impressive, beautifully displayed, open-plan hallway.

Open-Plan Hallway

Plastered emulsion décor and heavily coved ceiling, quality fitted carpet, electric power points, unique feature oak staircase with glass balustrade allowing access to first floor elevation, quality oak panel doors allowing access to cloaks/WC, lounge and kitchen/dining room, access to understairs storage facility via oak panelled doors.

Cloaks/WC

Excellent size, with feature circular patterned glaze UPVC double-glazed window to front, plastered emulsion décor with one feature tiled wall which must be viewed, porcelain tiled flooring, plastered emulsion heavily coved ceiling, chrome heated towel rail, modern suite finished in white and complemented with midnight display cabinets comprising WC and wash hand basin with central waterfall feature mixer taps, matching wall-mounted tall display storage

cupboard to remain as seen.

Main Lounge (3.76 x 7.08m into bay)

UPVC double-glazed bay window with made to measure insert blinds to remain as seen, overlooking front gardens and driveway, plastered emulsion décor and coved ceiling, quality wood panel flooring, two central heating radiators, ample electric power points, television aerial socket, feature tiled display wall with feature high gloss insert with matching display shelving, ideal for insertion of flatscreen television to remain as seen with feature recess lighting, double clear glazed panel doors to rear allowing access to the most magnificent, impressive kitchen/dining room/sitting area.

Kitchen/Dining Room/Sitting Area (7.58 x 4.56m)

This beautiful kitchen/dining room/sitting room with plastered emulsion décor and one feature wall papered, plastered emulsion and heavily coved ceiling with full range of recess lighting and connections for additional downlighting to dining/breakfast area, porcelain tiled flooring, ample electric power points, modern slimline upright radiator, UPVC double-glazed double French doors with insert blinds to rear allowing access to beautifully presented gardens.

Kitchen Area

Full range of quality high gloss fitted kitchen units comprising ample wall-mounted units, base units, pan drawers, larder units, feature display lighting, silestone worktops, additional UPVC double-glazed window to rear with made to measure blinds overlooking rear garden and feature overhead plinth display lighting, insert stainless steel sink and a half plus drainer in granite with flexi mixer taps, integrated double Neff electric ovens, Neff microwave, integrated wine cooler, dishwasher, feature plinth lighting, integrated Neff five ring induction hob, Neff plate warmer, space for American-style fridge/freezer with full plumbing for ice dispenser if required, feature units centrally based with split-level matching dining area, incredibly spacious central island, solid oak panel door allowing access to utility room.

Utility Room (3.18 x 2.34m)

UPVC double-glazed door to rear allowing access to rear gardens, UPVC double-glazed window to rear with made to measure blinds overlooking rear garden, continuation of porcelain tiled flooring, plastered emulsion décor and coved ceiling with full range of recess lighting, central heating radiator, full range of matching high gloss quality white units comprising ample wall-mounted units, base units, larder units, silestone work surfaces with insert stainless steel bowl and drainer with central mixer taps, ample electric power points, wall-mounted gas combination boiler supplying domestic hot water and gas central heating housed behind one unit, supplying domestic hot water and gas central heating, solid oak panel door allowing access to garage.

Garage (5.31 x 4.51m)

Double garage with patterned glaze UPVC double-glazed window to side, plastered emulsion décor and ceiling with two electric striplight fittings, further electric power points, remote controlled up and over electric door and door allowing access to workshop.

Workshop (2.58 x 1.81m)

Plastered emulsion décor and ceiling, fitted carpet, radiator, range of base workshop storage cabinets with work surfaces, electric power points, shelving to remain as seen.

First Floor Elevation

Landing

Accessed via unique display of floating stairs with glass balustrade, plastered emulsion décor, one feature tiled wall to stairway, UPVC double-glazed window to front with made to measure blinds offering unspoilt views over the surrounding properties and hills

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.