

**Semi-Detached House - Penygraig**

**£179,950**

*Property Reference: PP12273*



We are delighted to offer to the market this beautifully presented, tastefully decorated, three bedroom plus loft storage, bay-front, semi-detached, villa-style property situated in this sought after location with outstanding views to the front over the surrounding countryside and mountains and offering immediate access to all the main village in Penygraig with all its amenities and facilities.



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## Entranceway

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

## Porch

Plastered emulsion décor, heavily coved ceiling, quality flooring, original glazed





panel door to rear allowing access to through entrance hallway.

## Hallway

Impressive hallway with plastered emulsion décor, heavily original coved ceiling, quality flooring, radiator, original staircase to first floor elevation with spindled balustrade and carpet tread, glazed panel doors allowing access to sitting room, dining room, access to understairs storage facility, further matching door to rear allowing access to kitchen, wall-mounted and boxed in electric service meters.



## Lounge (4.42 x 3.68m)

Sash-effect UPVC double-glazed bay window to front with made to measure blinds, plastered emulsion décor, original coved plastered ceiling, quality flooring, radiator, ample electric power points, two recess alcoves to main feature wall.



## Dining Room (3.05 x 3.30m)

UPVC double-glazed window to rear through to utility room with made to measure blinds, plastered emulsion décor and coved ceiling, quality flooring, radiator, ample electric power points, original cast iron fireplace with basket insert ideal for ornamental display.

## Kitchen (3.71 x 2.70m)

UPVC double-glazed window to side through to utility room, plastered emulsion décor and ceiling with coving, modern four-way spotlight fittings, tiled flooring, radiator, full range of contrast ivory and rosewood fitted kitchen units comprising ample wall-mounted units, base units, wine racks, drawer sections, larder units, ample work surfaces with co-ordinate splashback, integrated electric oven, four ring electric hob, extractor canopy fitted above, space for upright fridge/freezer if required, stainless steel



sink and drainer with central mixer taps, white panel door to rear allowing access to shower room/WC, UPVC double-glazed door to side allowing access to utility room.

## Utility Room

Generous sized utility room with plastered emulsion décor, tiled flooring, ample electric power points, plumbing for automatic washing machine, UPVC double-glazed windows to side and rear, UPVC double-glazed door to side allowing access to gardens.

## Shower Room/WC

Generous sized shower room with patterned glaze UPVC double-glazed window to side, quality ceramic tiled décor to halfway, complete to shower area, plastered emulsion décor above and ceiling with three-way spotlight fitting, wall-mounted gas combination boiler supplying domestic hot water and gas central heating, chrome heated towel rail, white suite to include low-level WC, wash hand basin with central mixer taps set within high gloss base vanity unit, oversized family walk-in shower cubicle with electric shower.

## First Floor Elevation

### Double Landing

Doors allowing access to bedrooms 1, 2, 3, family bathroom, further genuine staircase allowing access to loft storage, plastered emulsion décor and ceiling, modern fitted carpet, spindled balustrade, access to understairs storage, electric power points.

### Bedroom 1 (3.09 x 4.64m)

Two sash-effect UPVC double-glazed windows to front offering unspoilt views over the hills, countryside and mountains, plastered emulsion décor and coved ceiling, quality fitted carpet, radiator, ample electric power points.

### Bedroom 2 (3.69 x 2.95m not including depth of recesses)

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

### Bedroom 3 (1.79 x 3.61m)

UPVC double-glazed window to side with made to measure blinds, plastered emulsion décor and ceiling, fitted carpet, radiator, electric power points.

## Family Bathroom

Patterned glaze UPVC double-glazed window to rear, quality tiled décor to halfway with plastered emulsion décor above, plastered emulsion ceiling with modern light fittings, tiled flooring, chrome heated towel rail, modern suite in white complemented with rosewood panelling, comprising panelled bath with central mixer taps and shower attachments, low-level WC, wash hand basin with central mixer taps housed within base vanity unit, matching vanity unit above and shelving.

## Loft Storage

Full width and depth of the main property with two Velux double-glazed skylight windows, plastered emulsion décor and ceiling with two sets of three-way spotlight fittings, spindled balustrade, electric power points, radiator, concealed storage within eaves.

## Rear Garden

Low maintenance laid to concrete yard allowing access to decked garden with timber feature balustrade to the stone rear boundary wall with rear access.

## Front Garden

Maintenance-free laid to patio with brick-built front boundary wall with wrought iron balustrade above, matching gate to side allowing access to front gardens and further allowing access to rear gardens.

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## 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

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# 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.