

**Detached House - Porth**

**£295,000**

*Property Reference: PP12330*



Situated in this prime residential, sought after location, we are delighted to offer to the market this beautifully presented, well-maintained, deceptively spacious, three bedroom, bay-fronted, detached property surrounded by mature gardens, patio areas, pagoda with driveway for off-road parking and oversized detached garage to the rear.



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## Entranceway

Entrance via UPVC double-glazed door with matching panel to side allowing access to an impressive spacious open-plan hallway.

## Hallway

Papered décor, patterned artex and coved ceiling, two wall light fittings to remain, laminate flooring, UPVC double-glazed window to side with roller blinds, open-plan stairs to first floor elevation with carpet tread, spindled balustrade, ornate glazed panel door to side to





understairs storage, matching door to rear allowing access to kitchen/breakfast room, further door to lounge/diner.

Lounge/Diner (3.50 x 7.50m not including depth of bay window)

UPVC double-glazed bay window to front overlooking front gardens with made to measure blinds, UPVC double-glazed window to side overlooking side gardens with roller blinds, aluminium double-glazed patio doors to rear overlooking rear patio gardens with made to measure blinds, papered décor and coved ceiling with two pendant ceiling light fittings, wall light fittings to remain, quality laminate flooring, central heating radiators, ample electric power points, feature brick fireplace to main facing feature wall with marble-effect insert and hearth, ornamental plinth ideal for television, electric fire to remain as seen, smoked glaze serving hatch through to kitchen/breakfast room.

Kitchen/Breakfast Room (5.96 x 2.65m)

Kitchen Area

UPVC double-glazed windows either side, one with roller blinds, one with made to measure nets, papered décor, patterned artex and coved ceiling with pendant/fan ceiling light, ceramic tiled-effect laminate flooring, full range of ivory fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, ample work surfaces with co-ordinate splashback ceramic tiling, integrated gas oven, four ring electric hob, extractor canopy fitted above, opening through to dining/breakfast area.

Dining/Breakfast Area

UPVC double-glazed door to side opening through to front and rear gardens, matching décor and flooring, radiator, further electric power

points, matching patterned artex and coved ceiling with pendant ceiling light/fan to remain as seen, smoked glaze serving hatch through to main lounge/diner.

## Understairs Storage

UPVC double-glazed window to side allowing plenty of natural light, plastered emulsion décor and ceiling, wall light fitting, fitted carpet.

## First Floor Elevation

### Landing

UPVC double-glazed window to side with made to measure blinds, papered décor, patterned artex ceiling, generous access to loft with pulldown ladder, white panel doors to bedrooms 1, 2, 3, family shower room/WC, double doors to built-in storage cupboard/airing cupboard fitted with shelving and housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

### Bedroom 1 (2.56 x 2.42m)

UPVC double-glazed window to front with made to measure blinds, papered décor, patterned artex and coved ceiling, laminate flooring, radiator, electric power points.

### Bedroom 2 (4 x 3.50m)

UPVC double-glazed window to front offering unspoilt views with made to measure blinds, further window to side with made to measure blinds, patterned artex and coved ceiling with pendant ceiling light fitting, papered décor, laminate flooring, radiator, ample electric power points, full range of built-in wardrobes providing ample hanging and shelving space together with chests of drawers including vanity space and two bedside cabinets with headboard to remain as seen, ample electric power points.

### Bedroom 3 (3.95 x 3.82m)

UPVC double-glazed window to rear overlooking rear gardens and with unspoilt views over the surrounding countryside, made to measure blinds included, UPVC double-glazed window to side with made to measure blinds, patterned artex and coved ceiling with modern three-way pendant ceiling light fitting, laminate flooring, plastered emulsion décor, radiator, further range of built-in wardrobes to one wall providing ample hanging and shelving space including chests of drawers, display shelving, bedside cabinets with matching headboard with two wall light fittings, further insert sink with hot and cold water together with vanity area.

## Family Shower Room/WC

Generous sized with two patterned glaze UPVC double-glazed windows to rear, ceramic tiled décor to halfway, papered décor above, patterned artex and coved ceiling with two ceiling light fittings, ceramic tiled-effect laminate flooring, radiator, champagne in colour suite comprising wash hand basin with brass tap fittings, low-level WC, oversized corner shower cubicle housing electric shower.

## Front Gardens

Private hedged gardens laid to decorative gravel features and stepping stones, heavily stocked with mature shrubs, evergreens, palm trees etc.

## Rear Gardens

Laid to concrete paved patio gardens with raised flowerbed borders, heavily stocked with mature plants, evergreens etc, allowing access to purpose-built detached garage and allowing access to driveway for off-road parking via double wrought iron gates, additional side gardens, laid to decorative gravel features and pagoda ideal for external jardiniere dining, an additional hidden garden fully stocked with evergreens, conifers and mature shrubs.

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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.