

propertyplus

for sale

Detached House - Pentre

£169,950 Sold STC

Property Reference: PP12255



This is a truly unique, impressive, three double bedroom, bay-fronted, detached, Victorian-style property situated here in this popular location offering impressive views over the surrounding valley and mountains.



www.propertypluswales.co.uk

Call Free 0800 043 7300

Detached House - Pentre

£169,950 Sold STC

Property Reference: PP12255

This is a truly unique, impressive, three double bedroom, bay-fronted, detached, Victorian-style property situated here in this popular location offering impressive views over the surrounding valley and mountains. It affords easy access to schools at all levels, transport connections, leisure centre with its swimming pool and for the outdoor lovers surrounded by outstanding scenery and walks over the countryside and mountains. Great transport links. This property must be viewed. It is being offered for sale at a bargain price in order to achieve a quick sale. Very well maintained, however will require some upgrading and renovation but benefits from UPVC double-glazing, gas central heating and will be sold inclusive of all fitted carpets, floor coverings, light fittings. It offers generous family-sized accommodation. This could be your dream home. It briefly comprises, entrance porch, spacious open-plan entrance hallway, bay-fronted lounge, dining room, sitting room, fitted kitchen, first floor landing, three double bedrooms, shower room/WC, gardens to front, side and rear.

Entranceway

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

Porch

Ceramic tiled décor and emulsion décor, wood panel ceiling, ceramic tiled flooring, patterned glaze and wrought iron door to side allowing access to impressive open-plan hallway.

Hallway

Papered décor and original coved ceiling, staircase allowing access to first floor elevation with UPVC double-glazed window to side, fitted carpet, radiator, telephone point, access to understairs storage, patterned glaze panel doors allowing access to dining room and lounge.

Lounge (3.92 x





3.92m)

UPVC double-glazed window to front with made to measure blinds, papered décor with one wood panel wall, fitted carpet, radiator, electric power points, wall light fittings.

Dining Room (3.53 x 3.42m not including depth of recesses)

UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor, original panelled ceiling with pendant ceiling light fitting, laminate flooring, radiator, two recess alcoves, one with base storage, one fitted with glass shelving, Adam-style fireplace with hearth ideal for ornamental display, ample electric power points, double sliding doors allowing access to sitting room, further original door to rear allowing access to kitchen.



Sitting Room (3.57 x 4.66m)

Aluminium double-glazed window to front with made to measure blinds overlooking front garden, papered décor and original coved ceiling, fitted carpet, radiator, electric power points, feature corner patterned glaze UPVC double-glazed window unique to this property, brick feature fireplace with hearth and real flame gas fire.



Kitchen (2.18 x 4.01m)

UPVC double-glazed window to rear, papered décor, tongue and groove panelled ceiling with electric striplight fitting, ceramic tiled flooring, range of wall and base units finished in ivory with splashback ceramic tiling, single sink and drainer unit with central mixer taps, freestanding gas cooker to remain as seen, central heating radiator, UPVC double-glazed door allowing access to rear gardens.

First Floor Elevation

Landing

UPVC double-glazed window to side, papered décor and original coved



ceiling, fitted carpet, telephone point, electric power points, doors allowing access to bedrooms 1, 2, 3, family bathroom.

Bedroom 1 (3.97 x 3.57m)

UPVC double-glazed window to front offering spectacular unspoilt views over the surrounding valley, patterned artex ceiling with original coving, papered décor, fitted carpet, radiator, electric power points, one wall with handcrafted wardrobes and vanity dressing area to centre.

Bedroom 2 (3.43 x 4.54m)

Aluminium double-glazed window to front with made to measure blinds offering unspoilt views, textured emulsion décor, patterned artex and original coved ceiling, fitted carpet, radiator, one recess alcove, built-in storage cupboard.

Bedroom 3 (2.65 x 3.29m)

UPVC double-glazed window to rear with roller blinds, patterned artex décor, papered ceiling, fitted carpet, electric power points, range of built-in storage cabinets.

Family Shower Room

Timber patterned glaze panel window to rear, fully ceramic tiled floor to ceiling, textured emulsion ceiling, vinyl floor tiling, wall-mounted heater, further radiator, white suite comprising low-level WC, wash hand basin with central mixer taps, oversized walk-in shower cubicle with electric shower, all fixtures and fittings to remain.

Front Garden

Laid to grass with pathway and stepping stones to the side gardens, heavily stocked with mature shrubs, plants, acer trees, evergreens.

Side Garden

Feature hidden garden, heavily stocked with plants, shrubs etc.

Rear Garden

With glasshouse and outbuildings, additional grassed gardens, further outhouses ideal for storage and an enclosed courtyard area with additional side access back through to the front garden.

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.