

propertyplus

for sale

Detached House - Treorchy

£499,950

Property Reference: PP10670



We are delighted to offer to the market this outstanding, beautifully maintained and upgraded, five bedroom with attic storage, detached property offering outstanding family-sized accommodation. An art deco property, built in 1928 in this sought after residential upmarket location in the award-winning location of Treorchy.



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with original oak doors to lounge, sitting room, walk-in cloakroom/storage room, modern cloaks/WC, quality fitted kitchen with breakfast bar and full range of Neff integrated appliances, family room/sitting room with log burner, an open landing area with original oak doors to bedrooms 1, 2, 3, 4, 5, walk-in dressing room, modern bathroom/shower, separate cloaks/WC, paddle stairs to loft storage fitted with wardrobes and en-suite shower room/WC, former sauna room currently used as storage room, gardens to front, side and rear, outbuildings, integral garage.

Entranceway

Entrance via solid oak panel door with leaded glaze centrepiece allowing access to original entrance porch.

Porch

Ceramic tiling to halfway, papered décor above, textured and coved ceiling, original mosaic tiled flooring, original colour-stained and leaded oak panel door allowing access to impressive naturally-lit open-plan entrance hallway.

Hallway

Papered décor, papered and original coved ceiling with pendant light fitting to remain, central heating radiator, genuine parquet flooring, electric power point, open-plan stairs to first floor elevation with quality fitted carpet, colour-stained and leaded windows to landing area, original oak panel doors to lounge, sitting room, cloaks/WC, feature archway through to inner hallway with matching décor and flooring, further original oak panel doors allowing access to utility room/storage, further door allowing access to kitchen.

Lounge (3.65 x 4.48m not including depth of recesses)

UPVC double-glazed bay window to front overlooking front gardens

and with unspoilt views over the surrounding area, papered décor, original coved ceiling with pendant ceiling light fitting to remain with matching wall light fittings, genuine parquet flooring, radiator, ample electric power points, Canterbury arch feature fireplace with Inglenook recess, gas fire to remain, matching hearth, ideal for ornamental display or perhaps for insertion of gas or electric fire.

Sitting Room (5.03 x 3.79m)

Bright open sitting room, UPVC double-glazed window to front overlooking front gardens and with unspoilt views over the surrounding mountains, papered décor, original coved ceiling with pendant ceiling light fitting, original parquet flooring, radiator, two further UPVC double-glazed windows to side, feature log-effect oversized gas fire set onto slate hearth with tiled recess and oak mantel above further with picture light all to remain as seen, ample electric power points, television aerial socket.

Cloaks/WC

Generous size with patterned glaze double-glazed window to rear, fully ceramic tiled floor to ceiling, ceramic tiled flooring, plastered emulsion ceiling with three-way spotlight fitting, all fixtures and fittings included, chrome heated towel rail, modern white suite with stone contrast units comprising close-coupled WC, wash hand basin with central waterfall feature mixer taps set within feature base vanity unit with mirrored cabinet above.

Storage Room/Utility Room (1.35 x 2.41m)

Patterned glaze UPVC double-glazed window to side, textured and coved ceiling, papered décor, quarry tiled flooring, area with excellent storage and cloaks potentially.

Kitchen (3.72 x 3.46m not including depth of recesses)

UPVC double-glazed window to side with made to measure blinds, UPVC double-glazed window to rear with matching blinds both overlooking beautifully presented rear gardens, textured and original coved ceiling with pendant ceiling light fitting, papered décor, quality tiled flooring, full range of ivory in colour quality farmhouse-style fitted kitchen units comprising ample wall-mounted units, base units, pan drawers, display cabinets, larder units including fridge/freezer, integrated dishwasher, full range of quality work surfaces with splashback ceramic tiling and feature display lighting, double insert stainless steel sink with flexi mixer taps set within breakfast bar area, integrated double electric Neff oven, matching Neff microwave oven, fridge/freezer, Neff induction hob with extractor canopy fitted above, some electric sockets with USB connections, opening to rear to family room.

Family Room (3.83 x 3.25m not including depth of substantial recesses)

UPVC double-glazed window to rear with made to measure blinds overlooking rear gardens, UPVC double-glazed double French doors to side with made to measure blinds allowing access onto gardens, textured emulsion ceiling, papered décor with wall light fitting to remain, quality ceramic tiled flooring, radiator, ample electric power points, modern log burning stove, centrally placed onto slate hearth with tiled surround, recess area with shelving ideal for flatscreen television.

First Floor Elevation

Split Landing

Two leaded UPVC double-glazed and colour-stained windows to rear overlooking the beautifully presented gardens.

Main Landing

Papered décor and original coved ceiling, radiator, quality fitted carpet, original oak panel doors to bedrooms 1, 2, dressing room, bedrooms 3, 4, 5, feature archway to inner landing with further matching doors allowing access to bathroom and separate WC, off the landing is a paddle

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.