

propertyplus

for sale

Semi-Detached Bungalow - Penygraig

£229,950

Property Reference: PP12752



This is a very well maintained, deceptively spacious, three bedroom, semi-detached, dormer bungalow property, situated in this quiet location surrounded by outstanding picturesque views over the hills and mountains.



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This is a very well maintained, deceptively spacious, three bedroom, semi-detached, dormer bungalow property, situated in this quiet location surrounded by outstanding picturesque views over the hills and mountains. The property offers generous accommodation, benefitting from UPVC double-glazing, gas central heating and will be sold as seen. It affords garden to rear, gardens to front with oversized single garage beneath. This property offers easy access to all amenities and facilities, ideal for commuters with the A4119 link road for the M4 corridor and Llantrisant on your doorstep. It is being offered for sale at a bargain price with no onward chain and quick completion is available if required. It briefly comprises, open-plan entrance hallway, cloaks/WC, lounge, dining room, fitted kitchen with integrated appliances and breakfast area, utility room, first floor landing with built-in storage, three bedrooms, all with built-in wardrobes, family bathroom with full suite, gardens to front and rear, garage.

Entranceway

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

Hallway

Papered décor, dado to centre, plastered emulsion and coved ceiling, fitted carpet, radiator, open-plan stairs to first floor elevation with wrought iron balustrade and matching fitted carpet, electric power points, sapele doors to understairs storage, further matching doors to cloaks/WC, lounge and kitchen.

Cloaks/WC

Patterned glaze timber window to side, ceramic tiled décor, textured ceiling, cushion floor covering, white suite comprising low-level WC, wash hand basin, all fixtures and fittings to remain.

Main





Lounge (3.80 x 5.30m)

UPVC double-glazed patio doors to front allowing access onto decked patio garden with unspoilt south-facing views over the valley and mountains, papered décor, patterned artex and coved ceiling with pendant ceiling light and fan, blinds to remain together with curtains to patio doors, two matching wall light fittings, fitted carpet, radiator, ample electric power points, television aerial socket, stone feature fireplace raising to chimney breast with insert tiled housing electric fire, matching plinth either side for ornamental displays, double patterned glaze French doors to rear allowing access to dining room.



Dining Room (4.01 x 2.89m)

UPVC double-glazed window to rear with made to measure blinds and drapes overlooking rear gardens, plastered emulsion décor, patterned artex and coved ceiling, two wall light fittings, fitted carpet, electric power points, sapele door to side allowing access to kitchen.



Kitchen/Breakfast Room (3.10 x 3.98m)

UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor and ceiling with coving and recess lighting, tiled flooring, central heating radiator, full range of modern fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, larder units, display cabinets, integrated fridge/freezer, feature pull-out shelving, integrated electric oven, microwave, four ring gas hob, stainless steel sink and drainer with central mixer taps, matching breakfast bar, patterned glaze panel door to side allowing access to utility room.

Utility Room

Excellent size with UPVC



double-glazed doors allowing access to front and rear gardens, ceramic tiled flooring, PVC panelled décor and ceiling with recess lighting, central heating radiator, Xpelair fan, ample electric power points, range of fitted kitchen units including wall and base units, single sink and drainer unit, plumbing for washing machine, ample space for additional appliances.

First Floor Elevation

Landing

Papered décor, plastered emulsion and coved ceiling, fitted carpet, UPVC double-glazed window to side, generous access to loft, sapele doors to bedrooms 1, 2, 3, family bathroom, double sapele doors to built-in storage cupboard fitted with shelving housing Baxi gas boiler supplying domestic hot water and gas central heating.

Bedroom 1 (2.88 x 1.62m)

UPVC double-glazed window to front with drapes offering unspoilt views, patterned artex and coved ceiling, plastered emulsion décor, fitted carpet, radiator, electric power points, telephone point, double doors to built-in wardrobe fitted with shelving.

Bedroom 2 (3.04 x 3.85m)

UPVC double-glazed window to front offering unspoilt views with drapes to remain as seen, papered décor, patterned artex and coved ceiling with ceiling light and fan, fitted carpet, radiator, electric power points, full range of built-in wardrobes to remain as seen providing ample hanging and shelving space, vanity dressing table with vanity mirror and light, display shelving, matching chests of drawers.

Bedroom 3 (3.20 x 3.72m)

UPVC double-glazed window to rear with drapes overlooking rear gardens, papered décor, patterned artex and coved ceiling with ceiling light and fan, fitted carpet, electric power points, full range of built-in wardrobes to one wall, some with mirrored frontage providing ample hanging and shelving space.

Bathroom

Generous sized bathroom with patterned glaze UPVC double-glazed window to rear, suspended feature ceiling, non-slip flooring, ceramic tiled floor to ceiling, radiator, all fixtures and fittings included, Xpelair fan, burnt orange suite comprising jacuzzi panelled bath with twin handgrips and vanity shelving above, wash hand basin, low-level WC, walk-in shower cubicle with electric shower, all fixtures and fittings included.

Rear Garden

Laid to patio further allowing access onto grass-laid gardens with block-built boundary walls and gate allowing access direct onto mountainside.

Front Garden

Laid to decked patio together with concrete paved patio with outside water tap fitting, terrace of decorative slate gravel, brick-built boundary walls with wrought iron balustrade above and matching gate allowing main access.

Garage (5.50 x 3.84m)

Accessed via up and over doors, concrete block-built with concrete floor, supplied with electric power and light, wash hand basin and electric geyser for hot water, this offers enormous potential.

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.