

Detached House - Gilfach Goch

£435,000

Property Reference: PP12870



We are delighted to offer to the market this beautiful, modern five/six bedroom detached property set onto an outstanding sized plot of ground with gardens to front, side and rear with detached garage and brick-laid driveway to accommodate off-road parking for five vehicles, ideal for motorhome, caravan storage.



Detached House - Gilfach Goch

£435,000

Property Reference: PP12870

We are delighted to offer to the market this beautiful, modern five/six bedroom detached property set onto an outstanding sized plot of ground with gardens to front, side and rear with detached garage and brick-laid driveway to accommodate off-road parking for five vehicles, ideal for motorhome, caravan storage. A diverse property offering fantastic family-sized accommodation with potential for Granny annex. It was originally designed with five bedrooms to first floor with an additional sitting room/bedroom 6 with en-suite wetroom for disabled person to ground floor. The property is situated in a quiet location surrounded by outstanding views over the surrounding countryside and offers east access to all amenities. Ideal for commuters via A4119 for M4 corridor. It affords UPVC double-glazing, gas central heating, quality fitted kitchen with full range of integrated appliances. It will be sold inclusive of all quality fitted carpets, flooring, light fittings, blinds, marble fireplace to lounge, fitted wardrobes and so many extras. Beneath the property is a substantial basement ideal for storage or maybe games room for the younger members. The purpose-built log cabin is a workshop/hideaway leading onto a wildlife garden again with fantastic views. It briefly comprises, spacious open-plan entrance hallway, cloaks/WC, lounge through to open-plan outstanding fitted kitchen/dining room with breakfast bar and full range of integrated appliances, generous utility room, conservatory with feature lighting, sitting room/bedroom 6 with direct access to wetroom, first floor landing, five bedrooms, four spacious doubles plus one generous single, en-suite full bathroom suite including





freestanding tub bath and shower to master bedroom, family jacuzzi bathroom/shower/WC.

Entranceway

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

Hallway

Plastered emulsion décor, feature panelling, central heating radiator, quality fitted carpet, plastered emulsion and coved ceiling, open-plan stairs to first floor elevation with spindled balustrade and matching fitted carpet, electric power points, telephone point, access to understairs storage, white panel door allowing access to cloaks/WC, matching door allowing access to lounge, further door allowing access to splendid kitchen.



Cloaks/WC

Generous sized cloaks/WC with UPVC double-glazed patterned glaze window to front, panel décor to halfway with plastered emulsion décor above, plastered emulsion and coved ceiling, Xpelair fan, radiator, all fixtures and fittings to remain, white suite comprising low-level WC, wash hand basin with central mixer taps.



Main Lounge (4.33 x 4.02m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor with one feature wall papered, plastered emulsion and ornate coved ceiling with matching centrepiece, quality pendant ceiling light fitting with two matching wall light fittings, solid wood panel flooring, ample electric power points, radiator, television aerial socket, beautiful modern marble feature surround with electric fire set therein, double opening to rear to impressive open-plan kitchen/dining room/family room.



Open-Plan Kitchen/Dining Room/Family

Room (5.28 x 7.52m)

Kitchen Area

Plastered emulsion décor, UPVC double-glazed window to rear with made to measure roller blinds overlooking beautifully presented gardens, quality laminate flooring, modern slimline contrast upright radiator, range of recess lighting with feature droplighting to breakfast bar area, white panel door to side allowing access to utility room, full range of dove grey high gloss finish fitted kitchen units comprising ample wall-mounted units, base units, pan drawers, larder units, matching breakfast bar all finished with marble work surfaces, insert single sink and a half with freestanding central mixer taps and grooved drainer, integrated double Neff electric oven, microwave, coffee maker, five ring gas hob, extractor canopy fitted above, fridge and freezer, opening through to dining area.

Dining Area

Matching décor with one feature papered wall, UPVC double-glazed double French doors to rear allowing access onto rear garden, matching floor to main lounge, ample electric power points, central heating radiator, plastered emulsion and ornate coved ceiling with further matching pendant ceiling light fitting.

Conservatory

Generous sized conservatory, brick-built to one third with all UPVC double-glazed panels above, all with opening skylight windows, feature lighting, UPVC double-glazed doors to side allowing access to gardens, quality flooring, ample electric power points.

Utility Room

Incredibly spacious utility room with UPVC double-glazed window to rear with made to measure blinds, plastered emulsion décor with feature panelling to halfway, quality laminate flooring, plastered emulsion and coved ceiling with range of recess lighting, central heating radiator, larder unit housing wall-mounted gas boiler supplying domestic hot water and gas central heating, ample electric power points, plumbing for washing machine, door to built-in storage cupboard fitted with hanging space, white panel door allowing access to sitting room.

Sitting Room (5.32 x 3.14m)

UPVC double-glazed double French doors to front with leaded glaze panels either side, plastered emulsion décor with one feature wall papered, plastered emulsion and coved ceiling, quality laminate flooring, radiator, ample electric power points, white panel door allowing access to walk-in wetroom.

Walk-In Wetroom

Fully ceramic tiled with sensor to lighting, ceramic tiled flooring, central heating radiator, plastered emulsion ceiling with recess lighting, shower supplied direct from boiler system, formerly used as bedroom with en-suite facility.

First Floor Elevation

Landing

Plastered emulsion décor with feature panelling to halfway, textured emulsion and coved ceiling, generous access to loft, quality fitted carpet, white panel doors to bedrooms 1, 2, 3, family bathroom, bedrooms 4 and 5, further door to built-in storage cupboard.

Bedroom 1 (4.03 x 4.43m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor, patterned artex and coved ceiling with pendant ceiling light fitting, fitted carpet, ample electric power points, telephone point, radiator, white panel door to en-suite bathroom/shower/WC.

En-Suite Bathroom

Patterned glaze UPVC double-glazed window to front with made to measure roller blinds, quality ceramic tiled décor floor to

ceiling, quality ceramic tiled flooring, plastered emulsion ceiling with four-way spotlight fitting and coving, all fixtures and fittings to remain, chrome heated towel rail, white suite comprising freestanding Victorian-style rolltop bath with central

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.