

Semi-Detached House - Blaencwm

£195,000

Property Reference: PP12716



Situated in this picturesque, semi-rural location, we are delighted to offer to the market this incredibly generous sized, three bedroom, semi-detached property, renovated and modernised but still offering enormous potential to create your dream home, whether it's an extension to rear or side, this property offers enormous garden space and possibly ideal for driveway, garage subject to planning, a great garden for entertaining and safe for young children.



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Entranceway

Entrance via modern UPVC double-glazed door allowing access to impressive open-plan entrance hallway.

Hallway

Plastered emulsion décor and ceiling, quality ceramic tiled flooring, central heating





radiator, modern oak panel doors allowing access to potential shower room, kitchen/breakfast room, main lounge, understairs storage facility, staircase to first floor elevation with fitted carpet.

Shower Room (1.81 x 3.32m)

UPVC double-glazed bay-effect window to front, fully ceramic tiled décor, plastered emulsion ceiling with range of recess lighting, plumbing for shower, ceramic tiled flooring, electric power points, this is a diverse space that can be utilised for your purposes.



Main Lounge (4.22 x 3.68m)

Bi-folding UPVC double-glazed doors to rear allowing access and overlooking rear gardens, plastered emulsion décor and ceiling with pendant ceiling light fitting, quality flooring, central heating radiator, ample electric power points some with USB connections, main feature wall ideal for insertion for flatscreen television with oak mantel, double oak edged glaze panel doors to front allowing access to dining room.



Dining Room (3.37 x 3m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and ceiling with modern pendant ceiling light fitting, central heating radiator, ample electric power points, continuation of quality flooring matching main lounge.



Kitchen (3.49 x 3.23m)

Two UPVC double-glazed windows to rear both with made to measure blinds overlooking rear gardens, plastered emulsion décor and ceiling, continuation of ceramic tiled flooring matching main entrance hallway, ceiling with six-way spotlight fitting, contrast upright heated towel rail, full range of high gloss dove grey in colour fitted kitchen

units comprising ample wall-mounted units, base units, pan drawers, ample work surfaces with matching splashback, insert single sink and drainer with flexi mixer taps, plumbing for washing machine, integrated electric oven, microwave and four ring gas hob with extractor canopy fitted above, modern panel door to side allowing access to inner hallway.

Inner Hallway

Plastered emulsion décor, ceramic tiled flooring, central heating radiator, panel door to walk-in storage room/utility room, separate storage room, further door to rear allowing access to cloaks/WC, UPVC double-glazed door allowing access to rear gardens.

Cloaks/WC

Patterned glaze UPVC double-glazed window to rear, marble-effect PVC panelled décor floor to ceiling, ceramic tiled flooring, plastered emulsion ceiling, all fixtures and fittings to remain, central heating radiator, white suite comprising low-level WC, wash hand basin, vanity storage cabinet above.

Utility Area

Matching PVC panel décor, plastered emulsion ceiling, electric power points, ceramic tiled flooring, plumbing for washing machine.

First Floor Elevation

Landing

UPVC double-glazed window to front offering unspoilt views and allowing ample natural light, plastered emulsion décor and ceiling with generous access to loft, fitted carpet, electric power points, modern white panel doors to bedrooms 1, 2, 3, family bathroom.

Bedroom 1 (3.07 x 3.42m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and ceiling, fitted carpet, radiator, electric power points.

Bedroom 2 (3.48 x 4.21m)

UPVC double-glazed window to rear with made to measure blinds overlooking rear gardens, plastered emulsion décor and ceiling, fitted carpet, radiator, electric power points.

Bedroom 3 (3.54 x 3.30m)

UPVC double-glazed window to rear with made to measure blinds, plastered emulsion décor and ceiling, fitted carpet, radiator, electric power points some with USB connections, modern white panel door to built-in storage cupboard housing wall-mounted gas boiler supplying domestic hot water and gas central heating.

Family Bathroom

Generous sized bathroom with patterned glaze UPVC double-glazed window to side, quality tiled décor floor to ceiling with contrast to one wall, cushion floor covering, chrome heated towel rail, white suite comprising oversized corner bath with seating area, central waterfall feature mixer taps and attachments, walk-in shower cubicle with overhead rainforest shower supplied direct from combi system, close-coupled WC, wash hand basin with central waterfall feature mixer taps set within high gloss base vanity unit.

Rear Garden

Laid to sandstone paved patio and grass, outside water tap fitting.

Front Garden

Grass-laid with concrete pathway, brick-built front boundary wall, courtesy lighting.

Additional Side Garden

Laid to grass with double gates allowing potential access for driveway if required.

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.