

# propertyplus for sale

Semi-Detached House - Porth

£115,000 Sold STC

Property Reference: PP10078



propertyplus

100% Estate Agents

This is a very well maintained, spacious, three bedroom, semi-detached property with beautiful gardens to front and rear which will remain as seen including fishpond and water features etc.



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This is a very well maintained, spacious, three bedroom, semi-detached property with beautiful gardens to front and rear which will remain as seen including fishpond and water features etc. It also benefits from side access. The property itself benefits from UPVC double-glazing and gas central heating, will be sold as seen including blinds, light fittings, carpets, floor coverings etc. Situated in this convenient location with immediate access onto A4119 link road to Llantrisant, Talbot Green and M4 corridor. It also offers easy access to schools at all levels, to transport connections and full services including leisure. This property offers great potential to create your dream home. A spacious property with excellent sized gardens. It must be viewed to be fully appreciated. It briefly comprises, entrance porch, hall, lounge, fitted kitchen, utility room, first floor landing, three generous sized bedrooms, family bathroom/WC, gardens to front and rear, side access.

## Entranceway

Entrance via double-glazed sliding doors allowing access to porch.

## Porch

PVC panelled sides with external courtesy lighting and ornate glazed light oak-effect panelled UPVC double-glazed door to rear allowing access to hallway.

## Hallway

Patterned artex décor and ceiling, tiled flooring, staircase to first floor with fitted carpet, white panel door to side allowing access to lounge.

## Lounge (3.50 x 6.11m)

UPVC double-glazed window to front with made to measure blinds overlooking front gardens, further UPVC double-glazed window to rear with made to measure blinds overlooking rear gardens, papered décor with one feature wall, original picture rail, textured ceiling with two pendant





ceiling light fittings, tiled flooring, two radiators, brick feature fireplace raising to chimney breast with ornamental real-flame effect gas fire with matching TV plinth, ample electric power points, white panel door to side allowing access to kitchen.

#### Kitchen (3.38 x 3.06m)

UPVC double-glazed window to rear overlooking rear gardens, UPVC double-glazed door to rear allowing access to rear gardens, textured emulsion ceiling with six-way modern spotlight fitting, radiator, ceramic tiled décor, full range of fitted kitchen units comprising ample wall-mounted units, base units, larder units, ample work surfaces, integrated four ring electric hob with extractor canopy fitted above, single sink and drainer unit with central mixer taps, plumbing for automatic washing machine, white panel door to utility room.

#### Utility Room (2.90 x 1.95m)

UPVC double-glazed window to front with made to measure blinds, papered décor, textured emulsion ceiling, cushion floor covering, radiator, ample electric power points.

#### First Floor Elevation

##### Landing

Matching décor to entrance hallway, fitted carpet, textured ceiling, generous access to loft, doors to bedrooms 1, 2, family bathroom, built-in storage cupboard housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating, bedroom 3.

#### Bedroom 1 (3.18 x 3.54m)

UPVC double-glazed window to front with made to measure blinds, papered décor, textured and coved ceiling with pendant ceiling light fitting, fitted carpet, radiator, ample electric power points, door to built-in storage cupboard.

## Bedroom 2 (2.75 x 4.15m)

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

## Family Bathroom/WC

Patterned glaze UPVC double-glazed window to rear, panelled décor floor to ceiling, patterned artex ceiling, cushion floor covering, radiator, white suite to include panelled bath with twin handgrips, central mixer taps and shower attachment, low-level WC, wash hand basin.

## Bedroom 3 (1.90 x 3.21m)

UPVC double-glazed window to front offering views over the front garden with made to measure blinds, papered décor, patterned artex ceiling, radiator, fitted carpet, electric power points.

## Front Garden

Country-style garden heavily stocked with mature shrubs, plants, evergreens etc to remain as seen, block-built boundary wall.

## Side Garden

Laid to pathway with plants, shrubs etc, leading onto country-style rear garden.

## Rear garden

Flat country-style garden with fishpond and waterfall features, heavily stocked with mature shrubs, plants, evergreens etc, patio area and unspoilt views of the surrounding hills and mountains, outside water tap fitting, outside courtesy lighting.

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## 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

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# 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.