

propertyplus

for sale

Semi-Detached Bungalow - Pontypridd

£299,000

Property Reference: PP10082



propertyplus
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We are delighted to offer for sale this beautifully maintained and presented, two double bedroom/three bedroom, semi-detached dormer bungalow situated in this prime sought after residential location offering easy access to all amenities and facilities including transport links, schools at all levels, high street shops and amenities at Pontypridd town centre. PP10082



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Call Free 0800 043 7300

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Entranceway

Entrance via colour-stained and leaded UPVC double-glazed door with matching panel to side allowing access to entrance hallway.

Hallway

Spacious entrance hallway with papered décor, textured emulsion and coved ceiling with pendant ceiling light fitting, quality solid wood panel flooring, radiator





with lattice work cover, open-plan stairs to first floor elevation with ranch-style balustrade and carpet tread, white panel doors allowing access to lounge, kitchen, bedroom/sitting room, further door allowing access to shower room/WC, built-in storage cupboard with service meters, additional louvre door to built-in storage cupboard, telephone point, electric power points.

Lounge (3.50 x 4.74m)

UPVC double-glazed window to front with made to measure blinds, curtains and curtain poles overlooking front gardens, papered décor with one feature wall, patterned artex and coved ceiling with pendant ceiling light fitting, radiator, quality solid wood panel flooring, ample electric power points, Canterbury arch marble feature fireplace with matching insert and hearth housing real flame open-effect gas fire, opening through to dining area.

Dining Area (3.39 x 3.54m)

Matching décor to lounge, patterned artex and coved ceiling with pendant ceiling light fitting, UPVC double-glazed patio doors to rear with made to measure blinds, curtains and curtain poles, the view from this patio door is outstanding and breathtaking over the surrounding mountains and farmland, south-facing views, radiator with lattice work cover, ample electric power points, patterned glaze French door to side allowing access to kitchen.

Kitchen (4.10 x 2.38m)

UPVC double-glazed window to rear with roller blinds offering spectacular views, plastered emulsion décor, textured emulsion and coved ceiling with four-way spotlight fitting, cushion floor covering, full range of light beech fitted kitchen

units comprising ample wall-mounted units, base units, corner display shelving, larder units, drawer packs, integrated fridge/freezer, four ring gas hob with extractor canopy fitted above, double electric oven, ample work surfaces with co-ordinate splashback ceramic tiling, electric power points, single sink and drainer unit with central mixer taps, UPVC double-glazed door and window to side allowing access to garage.

Garage (5.25 x 3.25m)

Integral garage with remote controlled up and over doors, concrete flooring, ample electric power points, UPVC double-glazed double French doors to rear with outstanding views allowing access onto gardens.

Shower Room/WC

Generous shower room/WC with patterned glaze UPVC double-glazed window to side, attractive marble-effect panel décor floor to ceiling, quality flooring, chrome heated towel rail, PVC panelled ceiling with range of recess lighting, all fixtures and fittings to remain, white suite to include low-level WC, wash hand basin, walk-in shower cubicle with Mira shower.

Bedroom 3/Sitting Room (2.35 x 3.30m)

UPVC double-glazed window to front with made to measure blinds, curtains and curtain poles overlooking front gardens, plastered emulsion décor, textured and coved ceiling, quality wood panel flooring, radiator, ample electric power points.

First Floor Elevation

Landing

Papered décor, textured emulsion ceiling, fitted carpet, white panel door to built-in storage cupboard fitted with shelving, white panel doors to bedrooms 1 and 2.

Bedroom 1 (3.60 x 3.21m not including depth of built-in wardrobes)

UPVC double-glazed window to rear offering picturesque south-facing views over the surrounding hills and mountains including Sardis Road rugby ground, papered décor, textured emulsion décor and ceiling, laminate flooring, radiator, ample electric power points, full range of quality modern light ash fitted bedroom units to include full range of wardrobes providing ample hanging and shelving space, centre doors with mirror frontage, bedside cabinets and additional storage, chests of drawers, vanity dressing table with two sets of three drawers.

Bedroom 2 (2.71 x 3.22m)

UPVC double-glazed window to side, textured emulsion décor and ceiling, laminate flooring, radiator, ample electric power points, feature lattice work doors allowing access to loft storage within eaves.

Rear Gardens

Beautifully presented terraced gardens predominantly laid to paved patio with timber balustrade and steps allowing access to terraced lawned gardens heavily stocked with mature shrubs, plants, evergreens etc, timber boundary fencing, outside courtesy lighting, outside electric power points, access to purpose-built potting shed, this garden really must be viewed to be fully appreciated with outstanding unspoilt south-facing views over the surrounding mountains, farmland and overlooking Sardis Road rugby pitch.

Front Garden

Beautifully presented, laid to brick patio with outside courtesy lighting, raised beds fully stocked with mature plants, evergreens, trees, grasses etc, brick-laid driveway to accommodate off-road parking for additional parking together with single integral garage, driveway with additional lighting with PAR sensor, brock-built front boundary walls with double wrought iron gates allowing main access.

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.