

Detached House - Cwmparc

£370,000

Property Reference: PP10215



propertyplus
property-plus.co.uk

Built in 1988/89 by Barratts developers, we are delighted to offer for sale this four bedroom, beautifully presented, impressive, extended, detached property situated on this small exclusive residential development where properties seldom become available and area very much in demand.



Detached House - Cwmparc

£370,000

Property Reference: PP10215

Built in 1988/89 by Barratts developers, we are delighted to offer for sale this four bedroom, beautifully presented, impressive, extended, detached property situated on this small exclusive residential development where properties seldom become available and area very much in demand. This development offers easy access to all amenities and facilities including schools at all levels, leisure facilities, transport connections, easy walking distance to the award-winning village of Treorchy itself with all its amenities and high street, coffee shops etc. It offers outstanding, unspoilt views over the surrounding countryside and walks over the Bwlch y Clawdd mountains. An early viewing is highly recommended on this prestigious property. It offers generous family-sized accommodation with beautifully presented gardens to front and rear, heavily stocked with mature shrubs, plants, evergreens, raised flowerbeds, decked gardens and paved patios with professional barbecue to remain as seen together with potting shed garden storage. All fitted carpets, floor coverings, some light fittings, all blinds to remain as seen. This truly is an impressive property which must be viewed. Offering such great family-sized accommodation in such a residential location. It briefly comprises, open-plan entrance hallway, cloaks/WC, spacious bay-fronted lounge, summer lounge, open-plan fitted kitchen/dining room with cooking range and freestanding fridge/freezer, second bay-fronted reception room, first floor landing, four generous sized bedrooms, three with full range of fitted wardrobes, family bathroom/WC, en-suite shower room/WC to master bedroom, beautifully presented gardens to rear laid to





patio, composite decked areas and lawned sections, side access, front gardens laid to lawn with brick-laid driveway.

Entranceway

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

Hallway

Quality papered décor, patterned artex and coved ceiling, porcelain tiled flooring, open-plan stairs to first floor elevation with quality modern fitted carpet and glazed balustrade, central heating radiator, ample electric power points, white panel door to cloaks/WC, display storage beneath stairwell, modern clear glazed panel doors allowing access to double doors to lounge, further matching door to rear allowing access to kitchen/dining room.

Cloaks/WC

Generous sized cloaks/WC with patterned glaze Georgian UPVC double-glazed window to front, plastered emulsion décor, textured emulsion ceiling, porcelain tiled flooring, ceramic tiled décor to halfway to one wall, matching splashback, white suite comprising low-level WC, oversized modern wash hand basin with central waterfall feature mixer taps set within high gloss base drawer vanity storage, fixtures and fittings to remain.



Lounge (3.48 x 9.36m not including depth of bay)

UPVC double-glazed bay window to front with made to measure blinds, UPVC double-glazed window to side with made to measure blinds, UPVC double-glazed double French doors to rear allowing access to summer lounge, two central heating radiators, plastered emulsion décor and coved ceiling with two centrepieces, quality fitted carpet, ample electric power points, wall light fittings to remain



as seen, feature ornamental modern glazed fire and surround to main facing wall, brand new available by separate negotiation if required.

Summer Lounge (3.60 x 4.53m)

Brick-built to one third UPVC double-glazed panelled windows above, some with opening skylights, all with made to measure blinds, UPVC double-glazed double French doors to side allowing access onto patio gardens and additional lawned and decked gardens, porcelain tiled décor, plastered emulsion ceiling, ample electric power points, two central heating radiators.

Kitchen/Diner (5.01 x 4.64m)

Kitchen Area

UPVC double-glazed Georgian window to rear with made to measure blinds overlooking beautifully presented gardens, plastered emulsion décor and ceiling, quality porcelain tiled floor, full range of white quality fitted kitchen units, comprising ample wall-mounted units, base units, drawer packs, leaded display cabinets, ample work surfaces with porcelain splashback ceramic tiling, stainless steel sink and drainer with central mixer taps, freestanding fridge/freezer to remain as seen together with new home stoves to remain as seen which is a combination stove with electric ovens and seven ring gas hob, matching extractor canopy fitted above, ample electric power points, feature display lighting, opening through to dining area with further Georgian UPVC double-glazed window to side, UPVC double-glazed double French doors with made to measure blinds overlooking and allowing access to gardens, plastered emulsion décor with one feature wall papered, three wall light fittings to remain as seen, two central heating radiators, ample electric power points, television aerial socket, quality matching porcelain tiled flooring, modern white panel door allowing access to sitting room.

Sitting Room (5.27 x 2.30m)

Georgian UPVC double-glazed bay window to front with made to measure blinds, plastered emulsion décor and ornate ceiling with centrepiece, quality fitted carpet, radiator, ample electric power points, double doors to built-in storage cupboard housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating fitted with shelving and plumbing for automatic washing machine, additional space for appliances if required, concealed storage cupboard offering great storage.

First Floor Elevation

Landing

Impressive landing with matching décor to entrance hallway, stainless steel and glazed balustrade, textured emulsion and coved ceiling, generous access to loft, UPVC double-glazed window to side with made to measure blinds, quality fitted carpet, electric power points, white panel doors to bedrooms 1, 2, family bathroom, built-in storage cupboard fitted with shelving, bedrooms 3 and 4.

Bedroom 1 (3 x 1.68m not including depth of built-in wardrobes)

Georgian UPVC double-glazed window to front over splendid views over the Bwlch mountain with made to measure blinds, plastered emulsion décor, textured and coved ceiling, laminate flooring, radiator, ample electric power points, full range of light ash modern fitted wardrobes to one wall providing ample hanging and shelving space.

Bedroom 2 (3.10 x 3m)

Georgian UPVC double-glazed window to front offering unspoilt views with made to measure blinds to remain as seen, plastered emulsion décor, textured and coved ceiling, quality fitted carpet, radiator, ample electric power points, full range of quality fitted wardrobes to one wall, up and over double bed to include box storage with mirror fronted sections to provide ample hanging and shelving space.

Family Bathroom/WC

Patterned

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.