

propertyplus for sale

Semi-Detached House - Pentre

£275,000

Property Reference: PP8155



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Situated here in this sought after, residential location, we are delighted to offer to the market this beautifully restored, five bedroom, double bay-fronted, villa-style property with garden to front, side access and south-facing gardens to rear.



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Situated here in this sought after, residential location, we are delighted to offer to the market this beautifully restored, five bedroom, double bay-fronted, villa-style property with garden to front, side access and south-facing gardens to rear. Situated in such a prestigious side street location of Ton Pentre, it offers immediate access to all services, amenities, transport connections, schools at all levels and offers outstanding walks over the surrounding farmland and countryside. Renovated and restored by the current owners, this property must be viewed internally to be fully appreciated. It offers extensive family-sized accommodation with five genuine double bedrooms, master bedroom with en-suite shower room/WC. It affords a beautifully presented fitted kitchen with additional dining/sitting area, cloaks/WC, impressive original open-plan entrance hallway, spacious reception room with genuine log burner, family bathroom is a modern jacuzzi bathroom with WC/shower overhead. Arrange your appointment today to avoid disappointment. This truly is an impressive property and an early viewing is highly recommended. All fitted carpets, floor coverings, light fittings including chandeliers, made to measure blinds and many additional extras included. It briefly comprises, entrance porch, through entrance hallway, cloaks/WC, spacious main lounge, complete fitted kitchen/dining room/sitting room, first floor double landing, four double bedrooms, jacuzzi bathroom/WC, second floor landing, master bedroom 5 with en-suite shower room/WC, gardens to front, side and rear, side access.

Entranceway

Entrance via timber door allowing access to entrance porch.

Porch

Original



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tiled décor to halfway, original mosaic tiled flooring, papered décor above, original papered and coved ceiling, original colour-stained and glazed door to rear allowing access to impressive open-plan through hallway.

Open-Plan Hallway

Papered décor to halfway, dado to centre, plastered emulsion décor above, feature curved walls still in situ, original mosaic tiled flooring, electric power points, original coved ceiling, staircase to first floor elevation with modern new fitted carpet and original spindled balustrade, colour-stained and etch glazed door to side allowing access to lounge with further matching door to rear allowing access to kitchen/dining room, oak panel door to cloaks/WC.



Cloaks/WC

Excellent size, papered décor, plastered emulsion and coved ceiling with recess lighting, original tiled flooring, suite to include low-level WC, wash hand basin with central mixer taps and chrome heated towel rail.



Lounge (3.86 x 7.78m into bay, not including dept of recesses)

UPVC double-glazed bay window to front with shutter blinds to remain as seen, plastered emulsion décor with one feature wall papered, papered and coved ceiling, quality modern fitted carpet, central heating radiators, ample electric power points, feature Canterbury arch fireplace to main facing wall with insert housing log burner to remain as seen, set onto matching hearth, further recess alcoves one with base storage housing gas service meters, UPVC double-glazed double French doors to rear offering unspoilt views over the surrounding mountains and overlooking rear gardens.



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Kitchen/Dining Room (9.57 x 3.01m)

Dining Area

UPVC double-glazed windows to side and rear overlooking gardens and with unspoilt views, UPVC double-glazed door to side allowing access to gardens, plastered emulsion décor with one feature wall papered, plastered emulsion and coved ceiling with pendant ceiling light fitting, quality panelled flooring, central heating radiator.

Kitchen Area

Matching décor and ceiling with coving, modern pendant ceiling light fitting, central heating radiator, quality panelled flooring, two UPVC double-glazed windows to side both with made to measure blinds, full range of quality fitted kitchen units with ample work surfaces, wall and base units including drawer pack, larder unit etc, all with range of downlighting, contrast single sink and drainer with central mixer taps, plumbing for automatic washing machine and dishwasher, freestanding modern electric cooker to remain as seen, ample work surfaces with quality splashback ceramic tiling, modern extractor unit above cooker, ample space for additional appliances as required.

First Floor Elevation

Double Landing

Matching décor to main entrance hallway, quality fitted carpet, original spindled balustrade, plastered emulsion and coved ceiling, electric power points, central heating radiator, oak panel doors allowing access to bedrooms 1, 2, 3, family bathroom, staircase to loft.

Bedroom 1 (3.61 x 5.07m)

Three UPVC double-glazed windows to front all with made to measure blinds, plastered emulsion décor with one feature wall papered, original picture rail, plastered emulsion and original coved ceiling, two central heating radiators, quality modern fitted carpet, ample electric power points.

Bedroom 2 (3.25 x 3.21m)

UPVC double-glazed window to rear with made to measure blinds offering unspoilt views and overlooking rear gardens, plastered emulsion décor with one feature wall papered, plastered emulsion and coved ceiling with pendant chandelier ceiling light to remain, quality modern new fitted carpet, radiator, ample electric power points.

Family Bathroom

Spacious family bathroom with patterned glaze UPVC double-glazed window to side with roller blinds, fully ceramic tiled floor to ceiling with contrast tiling, plastered emulsion and original coved ceiling with modern spotlight fitting to remain, ceramic tiled flooring, white suite to include Jacuzzi bath with central mixer taps, wall-mounted overhead rainforest shower with attachments supplied direct from combi system, low-level WC, recess alcoves fitted with wash hand basin with central waterfall feature mixer taps set within high gloss base unit for storage and with vanity mirror above, heated towel rail.

Bedroom 3 (3.7 x 3.03m)

UPVC double-glazed window to side with made to measure blinds, plastered emulsion décor and ceiling with coving and pendant ceiling light fitting, quality modern fitted carpet, ample electric power points, central heating radiator, built-in storage cupboard housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating, oak panel door to rear allowing access to bedroom 4.

Bedroom 4 (4.17 x 3.05m)

UPVC double-glazed window to rear with made to measure blinds, plastered emulsion décor with one feature wall papered, plastered emulsion and coved ceiling with pendant chandelier light fitting to remain, central heating radiator, quality new modern fitted carpet, ample electric power points.

Loft Storage

Second Landing

Opening out to master bedroom 5.

Master Bedroom 5

Full width and depth of the main

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.