

## Semi-Detached House - Penygraig

£165,000

Property Reference: PP8248



Situated here in the sought after residential location, we are delighted to offer to the market this excellent renovated and modernised bay fronted three bedroom semi-detached property situated in this prime position, offering unspoilt views to the front over the surrounding hills and mountains. The property, renovated and modernised throughout, benefits from UPVC double glazing, gas central heating, will be sold including fitted carpets, floor coverings, light fittings, made to measure blinds, some wardrobes and many, many extras. It affords garden to front and rear, side access. Arrange your appointment to view today. With no onward chain.



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Entrance via UPVC double glazed door allowing access to entrance porch.

#### Entrance Porch

Plaster and emulsion décor, plaster and emulsion covered ceiling, quality flooring, wall mounted and boxed in electric service meters, panel door to rear allowing access to spacious lounge

#### Lounge (4.72 x 7.95m in to bay)

UPVC double glazed bay window to front overlooking front gardens and unspoilt views over surrounding countryside, plaster and emulsion décor with one papered wall, plaster and



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emulsion ceiling with ornate coving and matching centrepieces, UPVC double glazed window to rear with made to measure blinds, open plan stairs to first floor elevation with spindle balustrade and fitted carpet, central heating radiators, ample electric power points, wall mounted feature fire to remain as seen, quality fitted carpet, panel door to rear allowing access to dining room.

Dining room (3.93 x 2.99m)

UPVC double glazed door to side with matching panel allowing access to garden, plaster and emulsion décor, plaster and emulsion coved ceiling, fitted carpet, radiator, ample electric power points, panel door to under stairs storage, matching door to rear allowing access to kitchen-diner.

Kitchen-diner (5.45 x 3.95m not including depth of recesses)

UPVC double glazed window and door to side allowing access to utility, plaster and emulsion décor, plaster and emulsion ceiling with coving, full range of recessed lighting, tiled flooring, central heating radiator, range of fitted kitchen units in light beech comprising ample wall mounted units, base units, drawer pack, larder unit, worksurfaces with coordinate ceramic splash back tiling, integrated fridge/freezer, electric oven, four ring gas hob and extractor canopy fitted above, single sink and draining unit with central mixer tap, ample electric power points, ample space for additional appliances, ample space for kitchen table and chairs perhaps if required, panel door allowing access to built in storage cupboard fitted with shelving, further matching door to shower room and WC.

Shower room WC

Papered

décor, plaster and emulsion ceiling with coving, Xpelair fan, tiled flooring and radiator, white suite to include low level WC, wash hand basin with splash back ceramic tiling, walk in shower cubicle with full ceramic tiling housing electric shower.

## Utility room

Plumbing for automatic washing machine, supplied with electric power and light offers excellent potential for further development.

## First Floor Elevation

### First floor Landing

Plaster and emulsion décor, plaster and emulsion and ornate coved ceiling, spindle balustrade, fitted carpet, ample electric power points, radiator, generous access to loft, panel doors to bedrooms one, two, three and family bathroom.

### Bedroom One (2.27 x 1.91m)

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

### Bedroom Two (2.89 x 3.18m)

UPVC double glazed window to front with made to measure blinds and unspoilt views, plaster and emulsion décor, plaster and emulsion and coved ceiling, laminate flooring, radiator, ample electric power points

### Bedroom Three (3.22 x 3.32m)

UPVC double glazed window to rear, plaster and emulsion décor with matching ceiling with coving, fitted carpet, radiator, ample electric power points.

## Family Bathroom

Excellent size modern bathroom with pattern glazed UPVC double glazed window to side, quality ceramic tile décor to half way with plaster and emulsion décor above, plaster and emulsion coved ceiling with a range of recessed lighting, ceramic tiled flooring, central heating radiator, white suite to include modern panelled bath with central mixer taps, lower level WC, wash hand basin with central mixer taps, walk in shower cubicle with shower supplied direct from Combi-system, fully ceramic tiled to shower area, panel door to storage cupboard housing wall mounted gas combination boiler supplying both domestic hot water and gas central heating.

## Garden to rear

An enclosed rear garden, laid to concrete colour paved patio with external water tap fitting, outside courtesy lighting, security lighting and good rear access. Access to front gardens and to utility room which could easily be converted to gym, for storage or for additional garden area.

## Garden to front

Laid to concrete paved patio with block and brick built front boundary wall with wrought iron balustrade above, side access with outside courtesy lighting and access to rear

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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.