

## Semi-Detached House - Gilfach Goch

£265,000

Property Reference: PP8576



This is an extended, three bedroom, semi-detached property with three bedrooms and additional potential Granny annex/fourth bedroom. A modern property, built on this quiet residential executive development, just off the A4119 link road for Bridgend and M4 corridor. It is beautifully presented and offers excellent family-sized accommodation with south facing views, gardens to front and rear and driveway for off-road parking for a number of vehicles. The garage has been converted to a second reception room/Granny annex/fourth bedroom. The accommodation overall is of excellent size. It benefits from UPVC double-glazing, gas central heating, all quality fitted carpets and floor coverings together with blinds and many extras included.



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#### Entranceway

Entrance via UPVC double-glazed door allowing access to open-plan entrance hallway.

#### Hallway

Papered décor, dado to centre, patterned artex and coved ceiling, central heating radiator, open-plan stairs to first floor elevation with spindled balustrade and fitted carpet, white panel doors allowing access to cloaks/WC and main lounge.

#### Cloaks/WC

Patterned glaze UPVC double-glazed window to





front, fully ceramic tiled floor to ceiling, fitted carpet, heated towel rail, white suite comprising low-level WC, wash hand basin with central mixer taps set within high gloss base vanity unit, plastered emulsion and coved ceiling with recess lighting, fixtures and fittings to remain.

Lounge/Diner (3.01 x 7.87m not including depth of recesses)

UPVC double-glazed bay window to front, UPVC double-glazed double French doors to rear allowing access to rear gardens, plastered emulsion décor and coved ceiling with two pendant ceiling light fittings, two radiators, ample electric power points, laminate flooring, quality marble feature fireplace with matching insert and hearth housing real flame ornamental electric fire, white panel door to side allowing access to an impressive open-plan fitted kitchen/breakfast room.

Kitchen/Breakfast Room (4.88 x 3.11m)

Two UPVC double-glazed windows to rear both with made to measure blinds both overlooking rear gardens, UPVC double-glazed door to rear allowing access to rear gardens, plastered emulsion décor with one feature wall papered, plastered emulsion and coved ceiling with recess lighting, quality ceramic tiled flooring, central heating radiator, full range of white high gloss fitted kitchen units comprising ample wall-mounted units, base units, integrated fridge and freezer, integrated electric oven, four-ring gas hob, extractor canopy fitted above, single sink and drainer unit with central mixer taps, integrated automatic washing machine to remain as seen together with dishwasher, ample work surfaces with co-ordinate

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splashback ceramic tiling, ample electric power points, space for kitchen table and chairs if required, white panel door to front allowing access to additional sitting room.

## Additional Sitting Room (4.51 x 2.38m)

UPVC double-glazed window to front, plastered emulsion décor and coved ceiling with pendant ceiling light fitting and matching wall light fittings, laminate flooring, central heating radiators, ample electric power points, door to built-in storage cupboard with lattice frontage housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

## First Floor Elevation

### Landing

Papered décor, dado to centre, patterned artex and coved ceiling, generous access to loft, spindled balustrade, pendant ceiling light fitting, quality fitted carpet, white panel doors to bedrooms 1, 2, 3 and family bathroom.

### Bedroom 1 (2.35 x 2.30m)

UPVC double-glazed window to front offering unspoilt views, plastered emulsion décor and coved ceiling, laminate flooring, radiator, ample electric power points.

### Bedroom 2 (3.07 x 3.36m)

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

### Bedroom 3 (3.09 x 4.24m)

UPVC double-glazed window to rear overlooking rear gardens with made to measure blinds, plastered emulsion décor and ceiling with modern three-way pendant ceiling light fitting, laminate flooring, radiator, ample electric power points, full range of light beech fitted wardrobes to include mirror frontage, box storage, matching bedside section, headboard, chest of drawers etc all to remain as seen if required.

### Family Bathroom

Patterned glaze UPVC double-glazed window to rear with made to measure blinds, ceramic tiled décor floor to ceiling, plastered emulsion ceiling with range of recess lighting, quality tiled flooring, chrome heated towel rail, Xpelair fan, modern white suite to include panelled bath with central mixer taps, above bath shower screen panel with overhead rainforest shower and attachments supplied direct from combi system, close-coupled WC, wash hand basin set within high gloss base vanity unit with central mixer taps.

### Rear Garden

Beautifully presented laid to sandstone patio with raised lawned gardens, side area with outside storage shed.

### Front Garden

Laid to paved patio leading onto gravel and slate laid gardens with mature evergreens, brick-laid driveway for off-road parking for two vehicles and additional tarmac driveway for further off-road parking.

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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.