

**Semi-Detached House - Porth**

**£125,000**

*Property Reference: PP8920*



propertyplus  
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This is a very well maintained, three bedroom, semi-detached property situated in this popular location with unspoilt views to the rear over the surrounding hills and mountains. The property benefits from UPVC double-glazing, gas central heating and will be sold including light fittings, blinds, curtains, carpets and many extras. It affords beautifully presented gardens to front and rear with side patio and outbuildings. It offers great family sized accommodation and offers excellent potential for further development. It briefly comprises, entrance hall, sitting room, lounge, fitted kitchen, inner hallway, cloaks/WC, first floor landing, family bathroom/WC, three bedrooms, gardens to front and rear, outbuildings.



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#### Entranceway

Entrance via solid oak panel door allowing access to entrance hallway.

#### Hallway

Papered décor and ceiling, fitted carpet, staircase to first floor elevation with matching fitted carpet, central heating radiator, solid oak panel door to rear allowing access to sitting room, sliding door to side allowing access to lounge.

#### Lounge (3.14 x 3.21m)

UPVC double-glazed window to front, papered décor and coved ceiling, fitted carpet, radiator, electric power points, wall-mounted gas fire.

#### Sitting Room (3.03 x 4.61m)

UPVC double-glazed window to rear overlooking rear gardens with blinds to remain, patterned artex and coved ceiling, papered décor, fitted carpet, radiator, ample electric power points, gas fire set onto marble hearth, oak panel door allowing access to kitchen.

#### Kitchen (1.81 x 3.14m)

UPVC double-glazed window to side with roller blinds, ceramic tiled décor floor to ceiling to two walls, remaining walls papered, patterned





artex and coved ceiling, quality flooring, central heating radiator, full range of Hygena fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, ample work surfaces with co-ordinate splashback ceramic tiling, single sink and drainer unit with central mixer taps, plumbing for automatic washing machine, electric cooker power point, freestanding cooker to remain as seen if required, solid oak panel door to inner hallway.

#### Inner Hallway

Papered décor, patterned artex and coved ceiling, cushion floor covering, further oak panel door to side allowing access to front and rear gardens, access to understairs storage with service meters, UPVC double-glazed window to side, electric power points, solid oak panel door allowing access to cloaks/WC.

#### Cloaks/WC

Patterned glaze UPVC double-glazed window to front with roller blinds, plastered emulsion décor, patterned artex and coved ceiling, cushion floor covering, radiator, low-level WC, fixtures and fittings to remain.



#### First Floor Elevation

##### Landing

Papered décor and ceiling, generous access to loft, electric power points, fitted carpet, doors to bedrooms 1, 2, 3, bathroom/WC and further door to built-in airing cupboard with lagged hot water cylinder and fitted with shelving.



#### Bedroom 1 (4.08 x 3.25m)

UPVC double-glazed window to front with made to measure blinds, papered décor and ceiling, fitted carpet, radiator, electric power points, door to built-in storage cupboard.

#### Bedroom 2 (3.81 x 2.66m)

UPVC double-glazed window to rear with made to measure blinds overlooking rear gardens,



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papered décor and ceiling, fitted carpet, radiator, electric power points.

#### Bedroom 3 (2.61 x 2.38m)

UPVC double-glazed window to rear with made to measure blinds overlooking rear garden, papered décor, textured ceiling, fitted carpet, radiator, electric power points.

#### Bathroom/WC

Patterned glaze UPVC double-glazed window to front with roller blinds, tiled ceiling, plastered emulsion décor, fitted carpet, radiator, fixtures and fittings to remain, vanity mirror with electric shaver point and vanity light to remain as seen, white suite to include panelled bath, wash hand basin with central mixer taps, low-level WC, shower fitted over bath.

#### Rear Garden

Laid to patio, further allowing access onto lawned gardens stocked with mature shrubs, evergreens, conifers etc with rear lane access.

#### Side Garden

Outbuildings and patio area.

#### Front Garden

Heavily stocked with mature shrubs, plants etc, main gate allowing access.

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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.