

Detached House - Pontypridd

£470,000

Property Reference: PP9201



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We are delighted to offer for sale this unique, one-off, self-built four bedroom split-level detached property, situated on the prestigious residential area of Graigwen in Pontypridd. This property is covered by architects certificates and offers particularly generous family accommodation with diverse possibilities of extending or Granny annex to lower ground floor, there is an additional plot of ground/garden to the side which again offers immense potential. Graigwen Road offers immediate access to all amenities and facilities including Pontypridd town centre itself with all its high street shops and banks, nightlife and café bars. It offers immediate access to transport links whether rail, road or bus connections, easy access to the Rhondda valley. The views to the rear of this property are outstanding and south-facing. The garden to rear is laid completely to deck and has the appearance of an extensive sized veranda. The garden is private and ideal for children. This property benefits from UPVC double-glazing and gas central heating. It will be sold including all fitted carpets, solid wood and tiled flooring, light fittings throughout, blinds where seen, many extras including all integrated appliances to the kitchen. It offers four extensive double bedrooms, master bedroom with walk-in dressing room and en-suite shower/WC. The main bathroom, a jacuzzi bathroom with WC, an impressive open-plan entrance hallway and integral garage ideal for storage. This property genuinely must be viewed internally to be fully appreciated. It is a deceptively spacious family home in a prestigious location. It briefly comprises, open-plan entrance hallway, cloaks/WC, walk-in storage,





spacious open-plan lounge/diner, open-plan fully fitted kitchen with granite work surfaces and integrated appliances, utility room, first floor spacious landing, family jacuzzi bathroom/WC, two generous double bedrooms, master with en-suite shower room/WC and walk-in fully fitted dressing room, lower ground floor inner hallway, two generous oversized double bedrooms, garden/veranda to rear with unspoilt views, additional plot of garden to side with potential, driveway to front for off-road parking for a number of vehicles.



Entranceway

Entrance via modern composite double-glazed door with patterned glaze leaded panels either side, allowing access to impressive open-plan entrance hallway.

Hallway

Oak panel flooring, plastered emulsion décor and ceiling with modern pendant ceiling light fitting, central heating radiator, stairs allowing access to first floor elevation with modern fitted carpet and spindled balustrade, small understairs storage facility, further staircase with matching fitted carpet and balustrade allowing access to lower ground floor, ample electric power points, solid oak panel doors to cloaks/WC, to main lounge and kitchen, access to built-in storage cupboard.



Cloaks/WC

Impressive cloaks/WC with patterned UPVC double-glazed window to side with made to measure blinds, ceramic tiling to halfway with plastered emulsion décor above to two walls, remaining walls plastered emulsion, plastered emulsion ceiling with recess lighting, Xpelair fan, tiled flooring, stainless steel towel radiator, modern suite comprising low-level WC, love heart feature



wash hand basin with freestanding central mixer taps.

Lounge/Diner (3.30 x 8.31m)

UPVC double-glazed leaded windows to front with made to measure blinds, UPVC double-glazed double French doors with matching panel doors either side to Juliet balcony offering unspoilt views over the surrounding valley and mountains, ideal view of Pontypridd rugby field, plastered emulsion décor with one feature wall papered, plastered emulsion ceiling with surround sound and two pendant ceiling light fittings, two radiators, ample electric power points, quality oak panelled flooring, opening to side through to kitchen.

Kitchen (4.80 x 2.99m)

UPVC double-glazed window to rear offering picturesque unspoilt views, plastered emulsion décor and ceiling with range of recess lighting, quality granite tiled flooring, full range of modern contrast high gloss dove grey and white fitted kitchen units with kickboard lighting comprising ample wall-mounted units, base units, drawer packs, pan drawers, granite work surfaces with insert stainless steel bowl and mixer taps, matching breakfast bar, integrated electric oven, microwave, induction hob with feature Xpelair fan, ample storage including wine racks and solid oak panel door allowing access to utility room.

Utility Room

Generous sized utility room with UPVC double-glazed window to rear, full range of wall-mounted and base units including circular insert bowl with mixer taps, plumbing for automatic washing machine and ample space for additional appliances, central heating radiator, laminate flooring, oak panel door allowing access to garage, further UPVC double-glazed door to side allowing access to gardens.

Garage

Generous sized garage with up and over doors, concrete flooring, electric power and light, wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

First Floor Elevation

Landing

Plastered emulsion décor and ceiling, quality fitted carpet, electric power points, solid oak panel doors to bedrooms 1 and 2, further matching door allowing access to jacuzzi bathroom/WC.

Bedroom 1 (5.39 x 5.91m)

UPVC double-glazed French doors with matching clear glazed panels either side to rear offering unspoilt picturesque views over the surrounding areas and offering access onto Juliet balcony, plastered emulsion décor and ceiling with surround sound and range of recess lighting, laminate flooring, two central heating radiators, ample electric power points, solid oak panel door allowing access to en-suite shower room/WC, oak panel door to walk-in wardrobe.

En-Suite Shower Room/WC

UPVC double-glazed window to side with roller blinds, quality porcelain tiled décor to halfway with plastered emulsion décor above, fully porcelain tiled to shower area, matching flooring, modern suite to include low-level WC, wall-mounted wash hand basin with central mixer taps and vanity mirror, double oversized walk-in shower cubicle with overhead rainforest shower with attachments supplied direct from combi system.

Walk-In Wardrobe

Stocked with hanging and shelving space, drawer sections, laminate flooring, plastered emulsion décor and ceiling.

Bathroom/WC

Generous size bathroom/WC with plastered emulsion décor and two walls ceramic tiled, plastered emulsion ceiling with genuine Velux double-glazed skylight window and built-in blinds, recess lighting, Xpelair fan, tiled flooring, stainless steel heated towel

rail, white suite to include oversized jacuzzi bath with seating area and shower attachments, low-level WC, wash hand basin with central mixer taps, recess

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.