

propertyplus

for sale

Detached House - Porth

£325,000

Property Reference: PP9229



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Situated here in this executive, prime residential location, we are delighted to offer for sale this modern, four bedroom, detached property with integral garage, brick-laid driveway for off-road parking for two vehicles, additional patio and grassed section to front, flat maintenance-free gardens to rear.



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Situated here in this executive, prime residential location, we are delighted to offer for sale this modern, four bedroom, detached property with integral garage, brick-laid driveway for off-road parking for two vehicles, additional patio and grassed section to front, flat maintenance-free gardens to rear. This property genuinely offers outstanding family accommodation. The views to both front and rear are spectacular over the surrounding hills and mountains. The property benefits from UPVC double-glazing, gas central heating and will be sold including all quality modern new fitted carpets, porcelain tiled flooring, wood panelling throughout. The property affords en-suite shower room/WC to master bedroom of excellent size, further family bathroom with bath, shower and WC, spacious ground floor accommodation including cloaks/WC, modern fitted kitchen with dining area, spacious lounge and additional utility room with plumbing for automatic washing machine. This property must be viewed internally to be fully appreciated. It offers easy access to all amenities and facilities, schools at all levels, rail and bus connections, nightlife in Porth, an outstanding property where properties seldom become available. Book your appointment today to avoid disappointment. It briefly comprises, impressive entrance hallway, spacious lounge, modern fitted kitchen with dining area, utility room, integral garage, cloaks/WC, first floor landing, four excellent sized bedrooms, master bedroom with en-suite shower room/WC, family bathroom with shower/WC, gardens to front and rear, side access.

Entranceway

Entrance via modern composite double-glazed with patterned glaze UPVC double-glazed





panel to either side allowing access to impressive open-plan entrance hallway.

Hallway

Plastered emulsion décor and ceiling, central heating radiator, ample electric power points, quality porcelain tiled flooring, solid oak panel doors allowing access to lounge, kitchen/diner, cloaks/WC, open-plan stairs to first floor elevation with quality modern fitted carpet.

Lounge (6.75 x 3.42m)

UPVC double-glazed window to front with roller blinds offering unspoilt views over the surrounding valley and mountains, plastered emulsion décor and ceiling, quality flooring, two central heating radiators, ample electric power points, UPVC double-glazed double French doors with matching panels either side opening out onto rear gardens.



Cloaks/WC

Generous cloaks/WC with patterned glaze UPVC double-glazed window to rear, plastered emulsion décor and ceiling with range of recess lighting, porcelain tiled flooring, Xpelair fan, chrome heated towel rail, modern white suite to include low-level WC, wash hand basin with splashback ceramic tiling.



Kitchen/Dining Room (3.37 x 8.06m)

UPVC double-glazed window to front offering unspoilt picturesque views with made to measure roller blinds, UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor and ceiling with full range of recess lighting, two central heating radiators, ample electric power points, full range of quality modern slate grey fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, ample work surfaces with co-ordinate splashback ceramic tiling, double electric



oven, four ring halogen hob and extractor canopy fitted above, contrast single sink and drainer with authentic mixer taps, ample electric power points, solid oak panel door to side allowing access to utility room.

Utility Room (2.81 x 1.50m)

UPVC double-glazed window and door to rear allowing access and overlooking rear gardens, plastered emulsion décor and ceiling with range of recess lighting, Xpelair fan, porcelain tiled flooring, radiator, further range of work surfaces with splashback, ample electric power points, plumbing for automatic washing machine, ample space for additional appliances, wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

First Floor Elevation

Landing

Plastered emulsion décor and ceiling, generous access to loft, quality modern fitted carpet, solid oak panel doors to bedrooms 1, 2, 3, 4, family bathroom.

Bedroom 1 (4.68 x 3.71m)

UPVC double-glazed window to front offering outstanding picturesque views, plastered emulsion décor and ceiling, quality modern fitted carpet, radiator, ample electric power points, solid oak panel door to en-suite shower room/WC.

En-Suite Shower Room/WC

Patterned glaze UPVC double-glazed window to front, fully ceramic tiled floor to ceiling, ceramic tiled flooring, chrome heated towel rail, plastered emulsion ceiling with range of recess lighting, Xpelair fan, white modern suite to include low-level WC, wash hand basin, walk-in oversized shower cubicle with overhead rainforest shower and attachments supplied direct from combi system.

Bedroom 2 (2.77 x 3.10m)

UPVC double-glazed window to rear overlooking rear gardens and with views over the surrounding mountains, plastered emulsion décor and ceiling, quality modern new fitted carpet, radiator, ample electric power points.

Family Bathroom/WC/Shower

Excellent size with patterned glaze UPVC double-glazed window to rear, fully ceramic tiled floor to ceiling, plastered emulsion ceiling with range of recess lighting, chrome heated towel rail, ceramic tiled flooring, modern white suite comprising panelled bath with central mixer taps, low-level WC, wash hand basin, walk-in shower cubicle with overhead rainforest shower and attachments supplied direct from combi system.

Bedroom 3 (3.10 x 2.62m)

UPVC double-glazed window overlooking rear gardens, further allowing views over the surrounding mountain, plastered emulsion décor and ceiling, quality modern fitted carpet, radiator, ample electric power points.

Bedroom 4 (3.56 x 3.47m)

UPVC double-glazed window to front offering unspoilt views, plastered emulsion décor and ceiling, quality modern fitted carpet, radiator, ample electric power points, solid oak panel door to built-in storage cupboard fitted with shelf and central heating radiator.

Rear Garden

Beautifully presented with zero maintenance, flat garden with brick rear boundaries, outside water tap fitting, outside courtesy fitting, laid to patio with feature artificial grass section, side access, outside water tap fitting.

Front Garden

Laid to lawn with paved patio area, brick-laid driveway to accommodate off-road parking for a minimum of two vehicles together

with integral garage.

Integral Garage

Accessed via up and over doors, supplied with electric power and light.

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.