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## Semi-Detached House - Porth

£210,000

Property Reference: PP9312



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This is an incredible, deceptively spacious, three bedroom, modern semi-detached property situated in this sought after residential location where properties seldom become available.



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This is an incredible, deceptively spacious, three bedroom, modern semi-detached property situated in this sought after residential location where properties seldom become available. This property, renovated and modernised to high standards, also benefits from a unique Granny annex/teenager pad to the lower ground floor with its own quality fitted kitchen with integrated appliances, shower room/WC, it has separate access if required, alternatively this could be utilised as additional bedroom space for the family, as cinema room. It is so diverse, it must be viewed to be appreciated. It is situated in this sought after location with unspoilt views over the surrounding valley. It affords excellent sized gardens to front with an additional plot of garden grounds to the rear which is currently used for parking. This could potentially be used for additional gardens perhaps as vegetable patches or just an ideal spot for kids to play. This additional plot measures approximately 20-25 metres to the rear of the property. A viewing is highly recommended. The property itself benefits from UPVC double-glazing, gas central heating, will include carpets, floor coverings, made to measure blinds and many extras. The main residence offers excellent three bedroom accommodation with one bedroom with fitted wardrobes, family shower room/WC, spacious fitted kitchen with integrated appliances and spacious lounge with unspoilt views. The lower ground conversion benefits from open-plan lounge/fitted kitchen with its own shower room/WC. An additional plot of gardens/ground to rear, garden to front. It briefly comprises, open-plan entrance hallway, spacious fitted kitchen/breakfast room, modern



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lounge, first floor landing, three generous sized bedrooms, family shower room/WC, lower ground floor Granny annex/family bedroom 4, shower room/WC, modern fitted kitchen, garden to front, additional plot of land to rear.

## Entranceway

Entrance via modern composite double-glazed panel door with matching panel to side allowing access to impressive entrance hallway.



## Hallway

Plastered emulsion décor, one feature wall papered, plastered emulsion and coved ceiling, laminate flooring, open-plan stairs with modern fitted carpet, central heating radiator, electric power points, telephone point, modern oak panel doors to kitchen/diner, built-in storage cupboard, further matching door to rear allowing access to lounge.



## Kitchen/Diner (3.81 x 3.65m)

UPVC double-glazed window with roller blinds overlooking gardens, plastered emulsion décor, textured and coved ceiling, porcelain tiled flooring, central heating radiator, UPVC double-glazed door to side with blinds allowing access to front and rear entrance, full range of light beech fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, ample work surfaces with co-ordinate splashback ceramic tiling, co-ordinate sink and drainer with central flexi mixer taps, plumbing for automatic washing machine, ample space for electric appliances, integrated double gas oven, four ring gas hob with extractor canopy fitted above, ample space for breakfast table and chairs if required.



## Lounge/Diner (3.49 x 5.45m)

UPVC double-glazed window to rear with roller blinds offering unspoilt views over the surrounding



valley, plastered emulsion décor with two feature walls papered, plastered emulsion and coved ceiling, quality laminate flooring, central heating radiator, Adam-style feature fireplace with marble-effect insert and matching hearth housing ornamental electric fire, ample electric power points, light oak modern panel door allowing access to staircase to lower ground floor with modern fitted carpet, plastered emulsion décor and ceiling with range of recess lighting.

#### First Floor Elevation

##### Landing

Plastered emulsion décor, one feature wall papered, quality modern fitted carpet, spindled balustrade, ample electric power points, modern white panel doors to bedrooms 1, 2, 3, built-in storage cupboard, family shower room/WC.

##### Bedroom 1 (2.25 x 2.75m)

UPVC double-glazed window to rear offering unspoilt views, plastered emulsion décor with one feature wall papered, textured emulsion and coved ceiling, modern fitted carpet, radiator, ample electric power points.

##### Bedroom 2 (3.47 x 3.14m not including depth of built-in wardrobes)

UPVC double-glazed window to rear offering unspoilt views, plastered emulsion décor with one feature wall papered, laminate flooring, radiator, ample electric power points, full range of quality built-in wardrobes to one wall with central feature mirrored section providing ample hanging and shelving.

##### Built-in Storage Cupboard

Fitted with shelving, housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

##### Bedroom 3 (3.70 x 2.48m)

UPVC double-glazed window to front, plastered emulsion décor with one feature wall papered, plastered emulsion and coved ceiling, quality modern fitted carpet, radiator, ample electric power points.

##### Family Shower Room/WC

Excellent size modern shower room with two UPVC double-glazed windows to front both with roller blinds, quality tiled décor floor to ceiling, plastered emulsion ceiling with range of recess lighting, cushion floor covering, large heated towel rail, modern suite comprising walk-in double shower cubicle with overhead rainforest shower with attachments supplied direct from combi system, wash hand basin with central waterfall feature mixer taps set within light oak base vanity unit with vanity mirror and shelf above, low-level WC.

##### Lower Ground Floor

Opens into a spacious open-style lounge/kitchen/diner.

##### Lounge/Kitchen/Diner (7.56 x 5.21m)

Great for entertaining, ideal for children, a versatile room with UPVC double-glazed double French doors to rear with made to measure blinds with matching windows either side allowing access to rear entrance, plastered emulsion décor and ceiling, one section with range of recess lighting, one feature facing wall papered, quality oak panel flooring, central heating radiators, full range of modern fitted kitchen units in high gloss ivory comprising ample wall-mounted units, base units, integrated electric oven and hob, extractor canopy fitted above, granite work surfaces with matching splashback, stainless steel bowl and a half sink with granite groove work surface and flexi mixer taps, further range of pan drawers, built-in storage beneath stairwell, ample space for additional appliances, white panel door allowing access to shower room/WC.

##### Shower Room/WC

Fully ceramic tiled floor to ceiling, cushion floor covering, plastered emulsion ceiling with range of recess lighting, white suite to include low-level WC, wash hand basin, walk-in shower cubicle housing Mira electric shower, this could ideally be used as a Granny annex or teenage pad, being self-contained.

Front

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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.