

propertyplus for sale

Detached House - Coedely

£325,000

Property Reference: PP9379



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This is a beautifully presented, modern three bedroom, detached property, built in 2017 by Lewis Homes. It is situated on this particularly sought after, exclusive development.



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This is a beautifully presented, modern three bedroom, detached property, built in 2017 by Lewis Homes. It is situated on this particularly sought after, exclusive development. This property affords probably one of the largest plots and without doubt offers the most panoramic, picturesque views over the surrounding hills and farmland. This property offers excellent family-sized accommodation and must be viewed to be fully appreciated. Small garden to front with driveway for off-road parking and electric charger for vehicles, single garage with up and over doors and light, splendid landscaped gardens laid to decked patios, concrete paved patios and raised flowerbeds, heavily stocked with mature shrubs, plants, evergreens etc. There is also a purpose-built log cabin which is to remain as seen. The property benefits from UPVC double-glazing and gas central heating. We understand that all fitted carpets, floor coverings, blinds, light fittings will remain as seen. Integrated appliances to the quality modern kitchen will include fridge/freezer, microwave, oven, dishwasher, five ring gas hob and extractor canopy fitted above. It affords a spacious en-suite shower room/WC to master bedroom, together with two further good sized bedrooms and family bathroom/WC. All in all this property really must be viewed. Arrange your appointment today to avoid disappointment. It briefly comprises, open-plan entrance hallway, cloaks/WC, lounge, modern fitted kitchen/breakfast bar/dining room, first floor landing, three generous sized bedrooms, en-suite shower room/WC to master bedroom, family bathroom/WC, beautifully presented gardens with purpose-built log cabin, new hot tub available by





separate negotiation, forecourt approach, driveway, single garage.

Entranceway

Entrance via modern composite double-glazed panel door allowing access to an impressive open-plan entrance hallway.

Hall

Quality porcelain tiled flooring, plastered emulsion décor and ceiling with range of recess lighting, radiator, open-plan stairs to first floor elevation with quality modern fitted carpet and light oak panel doors to cloaks/WC, lounge and kitchen/diner.

Cloaks/WC

Excellent size with patterned glaze UPVC double-glazed window to front, plastered emulsion décor and ceiling with modern ceiling light fitting to remain, porcelain tiled flooring, central heating radiator, modern white suite to include low-level WC, corner wash hand basin complemented with splashback tiling, all fixtures and fittings to remain as seen.

Lounge (3.05 x 5.35m)

UPVC double-glazed window to front with made to measure blinds, UPVC double-glazed double French doors with matching panels either side to rear allowing access and overlooking rear gardens and with spectacular unspoilt views of the surrounding mountains and farmland, plastered emulsion décor with one feature wall papered, plastered emulsion ceiling, quality fitted carpet, ample electric power points, radiator, light oak panel door to understairs storage facility, telephone point.

Kitchen/Diner (5.48 x 3.12m not including depth of fitted kitchen units)

UPVC double-glazed window to rear offering unspoilt views over the garden and countryside, composite double-glazed door to rear allowing access to gardens, further UPVC

double-glazed window to front with made to measure blinds, plastered emulsion décor and ceiling with splendid range of recess lighting with pendant light fittings to remain as seen, quality porcelain tiled flooring, central heating radiator, television aerial socket, ample electric power points to dining area, feature breakfast bar dividing kitchen from dining area, full range of charcoal high gloss fitted kitchen units comprising ample wall-mounted units, base units, larder units, pan drawers, quality work surfaces with matching splashback, wall-mounted gas combination boiler supplying domestic hot water and gas central heating, enclosed behind one kitchen unit, range of display kickboard lighting and feature downlighting, integrated fridge and freezer, microwave, five ring gas hob, extractor canopy fitted above, dishwasher, stainless steel sink and drainer with central mixer taps, plumbing for automatic washing machine.

First Floor Elevation

Landing

UPVC double-glazed window to rear offering unspoilt spectacular views, plastered emulsion décor and ceiling with generous access to loft, quality modern fitted carpet, radiator, ample electric power points, spindled balustrade, range of recess lighting, modern white panel doors to bedrooms 1, 2, family bathroom and bedroom 3, further matching door allowing access to built-in storage cupboard fitted with shelving.

Bedroom 1 (2.59 x 2.38m)

UPVC double-glazed window to rear with roller blinds offering unspoilt views, plastered emulsion décor and ceiling with range of recess lighting, quality fitted carpet, radiator, ample electric power points.

Bedroom 2 (2.59 x 2.86m)

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

Family Bathroom

Patterned glaze UPVC double-glazed window to front with roller blinds, plastered emulsion décor and ceiling with range of recess lighting and Xpelair fan, quality cushion floor covering, modern white suite to include panelled bath with central mixer taps, overhead rainforest shower with attachments supplied direct from combi system, above bath shower screen, complete ceramic tiling to bath area, low-level WC, wash hand basin with central mixer taps, vanity mirror above with splashback ceramic tiling and two feature wall light fittings, chrome heated towel rail.

Bedroom 3 (3.14 x 3.41m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and ceiling, one feature wall papered, quality fitted carpet, radiator, ample electric power points, double modern panel doors to built-in wardrobes to one wall providing ample hanging and shelving space with additional matching door to rear allowing access to en-suite shower room/WC.

En-Suite Shower Room/WC

UPVC double-glazed window to rear with roller blinds offering unspoilt views, plastered emulsion décor with one feature wall papered, plastered emulsion ceiling with recess lighting and Xpelair fan, quality cushion floor covering, chrome heated towel rail, modern white suite to include low-level WC, wash hand basin with central mixer taps housed within high gloss base vanity unit with splashback ceramic tiling, electric shaver point, walk-in shower cubicle fully ceramic tiled with overhead rainforest shower and attachments supplied direct from combi system.

Rear Garden

Beautifully presented, must be viewed to be fully appreciated, landscaped gardens laid to non-slip decked spacious patio with

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.