

# propertyplus for sale

**Detached House - Ystrad**

**£295,000**

*Property Reference: PP9918*



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We are delighted to offer to the market this beautifully presented, spacious, modern four bedroom, detached property, situated in this convenient sought after location, offering immediate access to all services and amenities and with spectacular south-facing views over the gardens and surrounding valley and mountains.



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We are delighted to offer to the market this beautifully presented, spacious, modern four bedroom, detached property, situated in this convenient sought after location, offering immediate access to all services and amenities and with spectacular south-facing views over the gardens and surrounding valley and mountains. This property really must be viewed to be fully appreciated. It has been renovated and modernised to excellent standards, with UPVC double-glazing and gas central heating. All fitted carpets, floor coverings, made to measure blinds and some light fittings will remain. It affords a modern new log burner installed to main lounge, second reception room, dining room, modern fitted kitchen with integrated appliances and central island, fitted utility room, cloaks/WC, four generous sized bedrooms, the master with range of wardrobes and en-suite shower room/WC, together with modern family bathroom/WC. The gardens are beautifully presented with zero maintenance required, completely laid to artificial lawns with excellent storage, decked feature corner patio, raised flowerbeds stocked with mature shrubs, plants etc, purpose-built outbuilding supplied with electric power and light, strategically placed outside power points and courtesy lighting to rear. The front garden again laid to astroturf with pathway and feature panelling to boundaries, off-road parking to side. This property must be viewed to be fully appreciated, offering excellent family-sized accommodation. It is being sold with no onward chain and an early viewing is highly recommended. It briefly comprises, entrance hallway, sitting room, lounge, dining room, fitted kitchen with central island, utility



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room, cloaks/WC, first floor impressive landing, four bedrooms, master bedroom with en-suite shower room/WC and wardrobes, family bathroom/WC, gardens to front and rear, outbuilding, driveway.

### Entranceway

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

### Hallway

Modern panelling to halfway, plastered emulsion décor above, plastered emulsion and coved ceiling, quality laminate flooring, radiator, wall-mounted and boxed in electric service meters, ample electric power points, open-plan stairs to first floor elevation with fitted carpet, light oak quality glazed panel doors allowing access to sitting room, lounge and kitchen.

### Sitting Room (3.23 x 3.10m not including depth of recesses)

Modern sash-effect UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and coved ceiling with modern three-way spotlight fitting, quality fitted carpet, central heating radiator, ample electric power points, telephone point, two recess alcoves, one central recess, ideal for ornamental display.

### Lounge (3.58 x 4.22m not including depth of recesses)

Sash-effect UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and coved ceiling, quality fitted carpet, radiator, ample electric power points, Inglenook recess to main feature wall with log burner set onto slate hearth, two recess alcoves both fitted with display shelving, one with base storage and gas service meters, modern light oak glazed double panel doors to rear allowing access to dining room.



## Dining Room (3.03 x 3.66m)

UPVC double-glazed double French doors to rear with made to measure blinds offering access and overlooking outstanding views over the surrounding valley, plastered emulsion décor and coved ceiling quality laminate flooring, radiator, ample electric power points, opening to side through to kitchen/breakfast room.

## Kitchen/Breakfast Room (3.20 x 3.55m not including depth of recesses)

UPVC double-glazed double French doors to rear allowing access to gardens with unspoilt views over the surrounding valley, made to measure blinds to remain, plastered emulsion décor with one feature wall papered, plastered emulsion and coved ceiling with two modern sets of four-way spotlight fittings, quality fitted carpet, radiator, full range of high gloss ivory fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, pan drawers, wine racks, ample work surfaces with co-ordinate splashback ceramic tiling, integrated electric oven, four ring halogen hob, extractor canopy fitted above, central island with stainless steel insert sink and drainer, central mixer taps, wall-mounted gas combination boiler supplying domestic hot water and gas central heating housed behind one matching unit, ample space for additional appliances as required, white panel door to side allowing access to utility room.

## Utility Room

Plastered emulsion décor and ceiling, cushion floor covering, radiator, ample electric power points, work surface, plumbing for automatic washing machine, ample space for additional appliances, white panel door allowing access to cloaks/WC.

## Cloaks/WC

Patterned glaze UPVC double-glazed window to rear, plastered emulsion décor with two feature walls papered, cushion floor covering, radiator, plastered emulsion ceiling, modern suite in white comprising low-level WC, wash hand basin with waterfall central mixer taps, all fixtures and fittings included.

## First Floor Elevation

### Landing

Impressive landing with plastered emulsion décor with feature papered sections, quality fitted carpet, spindled balustrade, two-tier landing with ample electric power points, radiator, modern white panel doors to bedrooms 1, 2, 3, 4, family bathroom, built-in storage cupboard.

## Bedroom 1 (3.25 x 3.14m)

UPVC double-glazed sash-effect window to front with made to measure blinds, plastered emulsion décor and coved ceiling, generous access to loft with pulldown ladder, quality fitted carpet, ample electric power points.

## Bedroom 2 (2.88 x 3.86m not including depth of wardrobes)

Two sash-effect UPVC double-glazed windows to front both with made to measure blinds, plastered emulsion décor with one feature wall papered, plastered emulsion ceiling, radiator, quality fitted carpet, ample electric power points, full range of freestanding modern, quality, mirror-fronted wardrobes to remain as seen if required, providing ample hanging and shelving space, white panel door to side allowing access to en-suite shower room/WC.

## En-Suite Shower Room/WC

Ceramic tiled décor floor to ceiling, plastered emulsion ceiling with Xpelair fan, quality flooring, white modern suite to include low-level WC, wash hand basin with central mixer taps, walk-in shower cubicle with overhead rainforest shower supplied direct from combi system.

## Bedroom 3 (3.03 x 3.70m)

UPVC double-glazed window to rear offering outstanding views, plastered emulsion décor and coved ceiling, quality fitted carpet, radiator, ample electric power points.

## Family Bathroom

Patterned glaze UPVC double-glazed window to rear, quality panelled

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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.