

**Detached House - Penygraig**

**£249,950**

*Property Reference: PP6066*



We at Property Plus are delighted to offer for sale, this most impressive Victorian style, five bedroom, detached property, situated in its own grounds of approximately one acre. In its day it was built for probably the Coal Manager, or perhaps Area mining Owner, this property would have been impressive. Many of its original characters and charms remain, however this property is in currently a poor condition and requires complete renovation and modernisation both internally and externally. It has not been lived in for some five years plus, so it has fallen into disrepair. Within the grounds it has a private driveway to what was originally a Stable block to the rear of the property. The stable block has been converted over the years to a Garage, Work shop and storage, however perhaps could even be converted to a Granny annex. To the front of the original building were lawns and patios, with a vegetable patch to the side with excellent growing soil.





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This must be viewed, the gardens are very much overgrown but the overhead photograph from its original day gives an idea as to how great this property was and could be, to arrange your internal appointment please contact the office, appointments have to be made during daylight as there is no electricity connected. The property itself benefits from original entrance porch, entrance Hall, Cloaks WC, three reception rooms, Kitchen, Utility room and storage areas, first floor elevation, gallery landing, Cloaks WC, five spacious bedrooms and a family Bathroom, approximately just under one acre of ground, private drive way and parking for some five/ six vehicles and private walled gardens.

Entrance via original barn style, half and half, oversized Oak door with original wrought iron work, creating a feature to the entrance Porch way.

#### Porch way

With original panelled decoration to halfway, wallpapered above with textured ceiling and an original red quarry tiled floor. Original Oak door to the rear allowing access to the main entrance Hallway. Original door to the side allowing access to the Cloaks WC.

#### Cloaks WC

An excellent size also housing wall mounted electric service meters, it is in need of a complete upgrade, but benefits from a window to rear, low level WC is still in situ, further original window to the front.

#### Hallway

An impressive entrance Hallway, in need of a complete refurbishment, with an original window to the rear, full length window to rear, original cast iron fireplace and surround in situ. Original wood panelled flooring, double radiator,

original picture rails and an open plan impressive stairway allowing access to the first floor elevation. Original doors allowing access to Reception rooms One, Two, Inner Hallway and a further door allowing access to Reception room Three. Access to storage beneath the stairwell.

Reception room One (5m not including the depth of recess x 4.56m)

With an original stained window to the front, original bay window to the side overlooking the main gardens and the surrounding areas, this room benefits from the original picture rails, floor boards and has central heating radiators.

Reception room Two (4.97m not including depth of recesses x 4.18m not including depth of recesses)

With UPVC double glazed window to the side, with unspoilt views and overlooking the top lawns, original picture rails, coved ceilings, central heating radiators, fire place but surround missing.

Inner Lobby

With textured decoration, textured ceiling, original doors allowing access to a walk in China Pantry and an arch way allowing access to the Kitchen.

Kitchen (3.42m x 4.33m)

With an original window to the side with unspoilt views and overlooking the gardens, textured decoration, textured ceiling with beams, a full range of fitted Kitchen units, however will require a complete refurbishment, with insert bowl and drainer, mixer taps, radiator, electric for electric oven, gas for hobs, plumbing for an automatic washing machine and an arch way to the side allowing access to the Utility room. Original Maids Bell system, which must be maintained for the original character and charm of the property.

Utility room (3.13m x 2.42m)

With windows to the side and rear, textured and emulsion decoration, original tiled flooring, solid door allowing access to a walk in Pantry and archway allowing access to a storage room.

Walk in Pantry

With window to the rear, fully shelved and with tiled flooring and with a cold plate shelf.

Storage room (3.09m x 4.05m)

Access to a loft storage, original quarry tiled flooring, doors allowing access to additional storage areas and WC, further window and door to the rear allowing access to the rear gardens. Radiator, and original sash type window through to the walk in China Pantry.

Walk in china Pantry

With an original sash window to the rear through to the storage room, and a range of fixed Victorian cupboards with glazed display cabinets, shelving and base storage, a true original!

Reception room Three (3.87m x 4.78m)

With a window to the side overlooking the rear drive way, additional angled window overlooking the drive way, and radiator, original picture rails etc. this would make an ideal Dining room.

First Floor Elevation

Landing

An impressive gallery landing, with original Georgian window to the side overlooking the top gardens, and drive way, original picture rails and original doors to Cloaks WC, Bedroom One, Bedroom Two, Three, Four, Five and to Bathroom, generous access to the Loft.

#### Cloaks WC

With patterned glazed window to the rear, tiled decoration, radiator and white low level WC.

#### Bedroom One (4.23m x 2.59m)

With original window to the front, wallpapered decoration, original picture rail, textured ceiling, radiator.

#### Bedroom Two/ Master Bedroom (4.18m x 4.95m)

With original window to the side overlooking the top lawns and views, further original window to the front, wallpapered decoration, original picture rail, textured ceiling, radiator. A connecting door to Bedroom One.

#### Bedroom Three (3.78m x 4.54m not including depth of recesses)

With original window to the



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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.