

propertyplus

for sale

Terraced House - Ton Pentre

£285,000

Property Reference: PP11082



We are delighted to offer to the market, this beautifully maintained and upgraded, five bedroom, traditional Victorian-style villa, situated here in this prestigious residential location, where properties seldom become available.



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Call Free 0800 043 7300

We are delighted to offer to the market, this beautifully maintained and upgraded, five bedroom, traditional Victorian-style villa, situated here in this prestigious residential location, where properties seldom become available. This is an outstanding family home over three floors with additional loft storage boarded. It offers low maintenance gardens to front and rear with purpose-built outbuildings. It offers unspoilt picturesque views over the surrounding valleys and mountains. Maindy Crescent offers immediate access to all amenities and facilities including schools at all levels, transport connections via rail and bus, excellent road links for M4 corridor. Surrounded by picturesque mountains, ideal for outdoor activities. An early internal viewing on this property is highly recommended. It will be sold with fitted carpets, floor coverings, light fittings, curtains and many extras. UPVC double-glazing and gas central heating. It briefly comprises, through impressive entrance hallway, spacious bay-fronted lounge/dining room, modern fitted kitchen, first floor double landing, three generous sized bedrooms, family bathroom/WC with underfloor heating, second floor landing, two double bedrooms, one with en-suite shower/WC, hideaway area ideal for study or children's play area, gardens to front and rear.

Entranceway

Entrance via aluminium double-glazed panel door allowing access to impressive, original through entrance hallway.

Hallway

Papered décor, patterned artex and coved ceiling, central heating radiator with lattice work cover, fitted carpet, wall-mounted and boxed in electric service meters, staircase to first floor elevation with original spindled balustrade and



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quality fitted carpet, access to understairs storage facility, further electric light fitting, light oak panel doors allowing access to lounge and dining room.

Lounge (4.10 x 8.23m not including depth of recesses)
UPVC double-glazed bay window to front overlooking front gardens and with unspoilt views of the surrounding mountains, further UPVC double-glazed window to rear overlooking garden, papered décor with one feature wall papered, three recess alcoves all fitted with display downlighting, plastered and original coved ceiling with ornate centrepieces and pendant ceiling light fittings to remain, quality fitted carpet, Canterbury arch marble feature fireplace with matching insert and hearth housing real flame gas fire to remain as seen, ample electric power points, gas service meters housed within one recess storage cupboard, telephone point, radiators, picture wall light fitting to remain as seen.

Dining Room (3.79 x 3.58m)
UPVC double-glazed window to side, papered décor, patterned artex and heavily coved ceiling with ornate centrepiece and pendant ceiling light fitting, fitted carpet, radiator, ample electric power points, professionally built oak dresser with leaded glaze display cabinet with wine rack built into one recess alcove, light oak panel door to rear allowing access to kitchen.

Kitchen (2.98 x 3.78m not including depth of recesses)
UPVC double-glazed windows and door to side allowing access to rear gardens, textured emulsion ceiling with original oak beam, recess lighting, cushion floor covering, full range of ivory modern fitted kitchen units

comprising ample wall-mounted units, base units, drawer packs, pan drawers, ample work surfaces with co-ordinate splashback ceramic tiling, ample electric power points, co-ordinate single sink and drainer with central mixer taps, plumbing for dishwasher, larder unit providing ample storage, recess area ideal for insertion of fridge/freezer, integrated double electric oven, five ring gas hob, extractor fitted above, access to recess area fitted with shelving, plumbing for automatic washing machine, ample space for additional appliances, ample electric power points, recess lighting.

First Floor Elevation

Double Landing

Matching décor to main entrance hallway, patterned artex and coved ceiling with full range of recess lighting, doors to built-in storage cupboard, white original panel doors allowing access to bedrooms 1, 2, 3, staircase allowing access to second floor landing.

Bedroom 1 (5.2 x 4.75m into bay)

UPVC double-glazed bay window to front offering splendid views over the surrounding mountains and valley, papered décor, original coved ceiling with centrepiece and pendant ceiling light fitting, quality fitted carpet, central heating radiator, full range of quality fitted wardrobes with up and over double bed including box storage, bedside cabinets, chests of drawers, additional wardrobes, units to remain as seen, ample electric power points.

Bedroom 2 (3.37 x 3.66m not including depth of recesses)

UPVC double-glazed window to rear overlooking rear gardens, papered décor, patterned artex, radiator, ample electric power points, recess alcove ideal for insertion of display cabinets, one recess area with built-in vanity with recess lighting, range of built-in wardrobes some with mirror frontage providing ample hanging and shelving space.

Family Bathroom

Patterned glaze UPVC double-glazed window to side, quality ceramic tiled décor floor to ceiling, ceramic tiled flooring with underfloor heating, plastered emulsion and coved ceiling, radiator, Xpelair fan, modern white suite comprising panelled bath with shower fitted over bath supplied direct from combi system, close-coupled WC, wash hand basin set within full range of beech fitted units including vanity display mirror, wash hand basin with central mixer taps, all fixtures and fittings to remain.

Bedroom 3 (2.31 x 3.53m)

UPVC double-glazed window to side, papered décor, patterned artex and coved ceiling, fitted carpet, ample electric power points, full range of built-in wardrobes providing ample hanging and shelving space with vanity dressing table/office area to remain as seen, wall light fitting to remain, one wardrobe housing gas combination boiler supplying domestic hot water and gas central heating.

Second Floor Elevation

Landing

Papered décor, spindled balustrade, patterned artex ceiling with genuine Velux double-glazed skylight window, quality fitted carpet, original white panel doors to bedrooms 4 and 5, feature hideaway ideal for children or purely storage which must be viewed, door to built-in storage cupboard.

Bedroom 4 (3.45 x 4.37m)

UPVC double-glazed window to front offering unspoilt views, papered décor, textured emulsion and coved ceiling, fitted carpet, electric power points, radiator, ornate glazed panel door allowing access to en-suite shower room/WC.

En-Suite Shower Room/WC

Papered décor to one section, ceramic tiled to other section, quality fitted carpet, radiator, textured emulsion ceiling with original oak beam, recess lighting, Xpelair fan, modern suite comprising low-level WC, wash hand basin with central mixer taps set onto base vanity unit

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.