

propertyplus

for sale

Detached House - Porth

£430,000

Property Reference: PP11481



We are delighted to offer to the market this spacious, beautifully presented, four bedroom plus loft storage, detached property situated within its own private grounds accessed via double cast iron gates with additional pedestrian gated access.



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We are delighted to offer to the market this spacious, beautifully presented, four bedroom plus loft storage, detached property situated within its own private grounds accessed via double cast iron gates with additional pedestrian gated access. Built in the 1940s and extended in recent years, this property offers outstanding family-sized accommodation, beautifully presented throughout and tastefully decorated. It benefits from UPVC double-glazing, gas central heating, has maintained many of the original features including the three circular windows to the front which additionally allow ample natural light to hallway and landing. The property will be sold including all fitted carpets, floor coverings, made to measure blinds, light fittings and built-in wardrobes where seen. It affords quality open-plan modern fitted kitchen/breakfast bar/dining room/family room with central island and full range of integrated appliances to remain, detached oversized garage with covered walkway to side, gardens to front, side and rear, driveway to accommodate some nine vehicles for off-road parking, ideal for caravans, motorhomes or additional garden areas for children. It offers immediate access to all services and amenities including healthcare, schools, leisure facilities, transport connections and excellent road links via A470 or A4119 for M4 corridor. This property must be viewed. It briefly comprises, entrance porch, spacious open-plan entrance hallway, utility room, open-plan family room/dining room/fitted kitchen with central island and breakfast bar, lounge with media wall, cloaks/WC, first floor landing, four generous sized bedrooms, family bathroom/shower, separate WC, ample





built-in storage cupboards, loft storage, gardens to front, side and rear, tarmac driveway, detached oversized garage and walkway.

Entranceway

Entrance via UPVC double-glazed door allowing access to entrance porch.

Porch

UPVC double-glazed window with opening skylight, ceramic tiled flooring, modern composite double-glazed panel door with panel to side to rear allowing access to impressive hallway.

Hallway

Plastered emulsion décor and coved ceiling with range of recess lighting, quality parquet flooring, radiator, ample electric power points, three feature UPVC double-glazed circular windows to front allowing plenty of natural light, modern white panel doors allowing access to utility room, kitchen/diner, cloaks/WC, family room, lounge, further door to understairs storage.

Utility Room

Generous size with UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor, papered ceiling, fitted carpet, ample electric power points, full range of built-in storage, wall-mounted gas combination boiler supplying domestic hot water and gas central heating, plumbing for automatic washing machine, ample space for additional appliances.

Open-Plan Kitchen/Dining Room/Family Sitting Room (7.65 x 8.83m not including substantial depth of recesses)

UPVC double-glazed patio doors to rear allowing access and overlooking rear garden, matching UPVC double-glazed patio doors to side, further UPVC double-glazed full length panel window to rear overlooking rear gardens, three UPVC double-glazed skylight windows, full range of recess lighting



with plastered emulsion ceiling, further drop feature lighting to breakfast bar, quality flooring, central heating radiators including modern slimline upright radiators, UPVC double-glazed door to side allowing access to covered walkway, full range of graphite modern fitted kitchen units comprising ample base units, larder units, work surfaces with matching splashback, feature central island including breakfast bar, pan drawer sections, integrated fridge/freezer, wine cooler, dishwasher, microwave, electric oven, four ring Neff electric hob, insert sink and contrast central mixer taps.

Family Section

Further modern white panel door allowing access into main hallway.

Cloaks/WC

Generous size with patterned glaze UPVC double-glazed window to front with roller blinds, quality tiled décor to halfway with papered décor above, vanity mirror, tiled flooring, white suite comprising low-level WC, wash hand basin with central mixer taps, fixtures and fittings to remain.

Main Lounge (7.48 x 3.62m not including depth of recesses)

UPVC double-glazed window to front with made to measure blinds overlooking front patio, two further UPVC double-glazed windows to side with made to measure blinds overlooking side gardens, UPVC double-glazed double French doors to side allowing access onto gardens, plastered emulsion décor and ceiling with coving and full range of recess lighting, quality modern fitted carpet, two slimline modern radiators, ample electric power points, media wall with insert electric fire, two recess alcoves with feature downlighting, space for wall-mounted flatscreen television if required.

Covered Walkway

UPVC double-glazed doors to front and rear, tiled flooring, access to spacious purpose-built garage.

Garage (4.45 x 5.78m)

Window to rear overlooking rear gardens, double doors allowing access to driveway, emulsion décor, supplied with electric power and light, concrete floor.

First Floor Elevation

Landing

Plastered emulsion décor, further UPVC double-glazed window to front in addition to feature circular windows with made to measure blinds, ranch-style balustrade, quality fitted carpet, white panel doors to bedrooms 1, 2, family bathroom, separate WC, bedrooms 3, 4, staircase allowing access to loft storage, storage beneath stairwell.

Bedroom 1 (3.63 x 4.06m)

UPVC double-glazed windows to front and side both with made to measure blinds, plastered emulsion décor and ceiling, fitted carpet, modern slimline radiator, electric power points, range of built-in wardrobes providing ample hanging and shelving space.

Bedroom 2 (2.93 x 5.09m)

UPVC double-glazed windows to side and rear both with made to measure blinds, plastered emulsion décor and ceiling, ample electric power points, fitted carpet, slimline modern central heating radiator.

Bathroom

Generous sized bathroom with patterned glaze UPVC double-glazed window to rear, quality ceramic tiled décor to halfway with plastered emulsion décor above, tiled flooring, modern white suite comprising oversized panelled bath with central mixer taps and shower attachment, wash hand basin with central mixer taps, walk-in shower cubicle with electric shower, built-in storage cupboard fitted with shelving.

Separate WC

Patterned glaze UPVC double-glazed window to rear, ceramic tiled décor to halfway, plastered emulsion décor above, plastered emulsion ceiling, tiled flooring, low-level WC.

Bedroom 3 (3.37 x 2.94m)

UPVC double-glazed window to rear with made to measure blinds, plastered emulsion décor and ceiling, quality modern fitted carpet,

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.