

Detached House - Treorchy

£395,000

Property Reference: PP11922



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We are delighted to offer to the market this unique, four bedroom property with combined but potentially separate two bedroom annex, alternatively six bedroom impressive detached property, built-in 2010 by the current family, for their own residence. This property is truly an impressive family home, situated in this quiet village of Cwmparc with outstanding unspoilt, south-facing views over the rear Mediterranean styled gardens and the Bwlch-y-Clawdd mountains. It offers easy access to all amenities and facilities including the award-winning village of Treorchy with its high street shops, coffee shops and bistros, leisure facilities and transport connections and schools at all levels. This property being a diverse property, offers incredible family accommodation with six bedrooms or alternatively ideal for extended family with four bedroom and living accommodation on ground and first floor with lower ground annex ideal for elderly parents, teenage children or perhaps Air BnB facilities with so many amazing outdoor facilities and walks in this semi-rural location. Beautifully presented and designed, this property must be viewed. It is of traditional build, situated on this extensive plot with maintenance-free gardens to front and outstanding south-facing gardens to rear with Mediterranean feel, off-road parking for numerous vehicles, together with access to purpose-built detached oversized garage with workshop area and additional separate plot of ground accessed via its own double gates. The property is designed over three floors with modern features including quality oak staircases to first and lower ground floors, quality tiled flooring to ground and lower ground floors





with range of underfloor heating, modern rosewood fitted kitchen to main living area with a complete range of integrate appliances including cooking range and coffee maker. The lower ground floor annex affords its own fitted kitchen with integrated appliances however this could be utilised as utility room. Not only does this property have numerous bathrooms, it affords bootroom/pet shower room ideal for walking dogs etc. This property is one of a kind. It offers outstanding living accommodation, combing the external garden areas with its incredible views, combing indoor and outdoor living at its best. It affords UPVC double-glazing, gas central heating and will be sold including made to measure blinds, light fittings, built-in wardrobes, full range of integrated appliances to both kitchens, all fixtures and fittings. Sounds impressive? Arrange your viewing appointment today. Unique, impressive, WoW factor, outstanding family home. It briefly comprises, entrance porch, impressive open-plan entrance hallway, walk-in storage, cloaks/WC, spacious lounge with spectacular views, impressive modern fitted kitchen/breakfast room/dining room/sitting room with unspoilt views, first floor landing, master bedroom with en-suite shower room/WC and en-suite dressing room with full range of built-in wardrobes, bedroom 2 with built-in wardrobes, bedroom 3 with built-in wardrobes, bedroom 4 with built-in wardrobes, family bathroom/shower/WC, lower ground floor impressive hallway, second reception room/bedroom 5, wetroom/WC, reception room 3/bedroom 6, fitted kitchen with integrated

appliances/utility room, bootroom/shower room, gardens to front, rear, driveway to front and rear, oversized detached garage/workshop, additional plot of land.

Entranceway

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

Porch

Plastered emulsion décor and ceiling with ceiling light fitting, ceramic tiled flooring with underfloor heating, ornate glazed and leaded UPVC double-glazed window to side with made to measure roller blinds, modern glass panel oak door to rear allowing access to impressive open-plan entrance hallway.

Hallway

Generous hallway with plastered emulsion décor with one feature wall papered, quality tiled flooring with underfloor heating, plastered emulsion and ornate coved ceiling, radiator, feature floor lighting, ample electric power points, oak individual designed open-plan staircase to first floor elevation, oak panel doors to walk-in storage area, office/sitting room, lounge, feature archway to inner hallway, feature display full length window through to staircase to lower ground floor.

Inner Hallway

Matching flooring, plastered emulsion ceiling, further oak panel doors to cloaks/WC and kitchen/dining room.

Walk-In Storage Room

Plastered emulsion décor and ceiling, tiled flooring, radiator, a range of storage facilities.

Office/Sitting Room (2.95 x 2.50m)

Georgian UPVC double-glazed window to front, plastered emulsion décor and coved ceiling with range of recess lighting, quality tiled flooring, radiator, telephone point, ample electric power points, UPVC double-glazed door to side allowing access to front driveway and gardens.

Lounge (4.55 x 6.45m)

UPVC double-glazed patio doors to rear allowing access onto balcony with unspoilt views over the Bwlch-y-Clawdd mountain, plastered emulsion décor and coved ceiling with wall light fittings to remain as seen, quality tiled flooring, ample electric power points, two central heating radiators, two Georgian UPVC double-glazed window to side with made to measure blinds.

Cloaks/WC

Quality tiling to halfway, plastered emulsion décor above, plastered emulsion and coved ceiling, tiled flooring with underfloor heating, chrome heated towel rail, white suite comprising close-coupled WC, wall-mounted wash hand basin with central mixer taps and Xpelair fan.

Kitchen/Diner (6.90 x 4.25m not including depth of recesses)

Kitchen Section

Georgian UPVC double-glazed window to front overlooking front driveway and gardens with made to measure blinds, plastered emulsion décor and ceiling with full range of recess lighting, quality flooring, central heating radiator, full range of rosewood quality modern kitchen units comprising ample wall-mounted units, base units, larder units, pan drawers, bevel-edged glaze display cabinets, wine racks, quality granite work surfaces with matching splashback, full range of display lighting, insert single and a half sink with flexi mixer taps, feature plinth, integrated microwave, coffee maker, wall-mounted gas combination boiler housed behind one matching unit supplying domestic hot water and gas central heating, splendid family modern cooking range to remain with matching canopy fitted above, plumbing for dishwasher, ample space for fridge/freezer and further appliances as required, opening through to dining/sitting area.

Dining/Sitting Area

Full range of UPVC double-glazed windows to rear affording unspoilt views over the surrounding mountains and overlooking rear gardens, matching décor and flooring, radiator, oak panel door to side allowing access to

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.