

Semi-Detached House - Porth

£189,950

Property Reference: PP11962



We are delighted to offer to the market, this beautifully maintained, four bedroom, Victorian-style impressive property, situated here in this quiet location, offering outstanding unspoilt views from the side and front, over the surrounding valleys and mountains and offering easy access to the main villages of Ynyshir and Porth with all its amenities and facilities.



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bedrooms, master with en-suite shower room/WC, family bathroom/WC, gardens to front, side and rear, detached garage.

Entranceway

Entrance via ornate original panel door allowing access to entrance hallway.

Hallway

Plastered emulsion décor, original dado, panelled flooring, radiator, papered and original coved ceiling, original staircase to first floor elevation with balustrade and carpet tread, built-in storage cupboard, original panel doors allowing access to reception rooms 1, 2 and further door to kitchen/diner.

Lounge/Reception Room 1 (3.87 x 4.80m)

UPVC double-glazed bay window to front overlooking front gardens and offering unspoilt views, papered décor with one feature wall, papered and heavily coved ceiling with ornate centrepiece and chandelier-style light fitting, original high skirting boards, wood panel décor, radiator, feature original fireplace to main facing wall with mirror and mantel above.

Reception Room 2 (3.66 x 4.04m)

Glazed panel door with matching windows either side allowing access and overlooking front gardens, plastered emulsion décor, papered and original heavily coved ceiling with picture rail, wood panel flooring, electric power points, radiator, telephone point, original ceramic tiled fireplace with matching hearth.

Kitchen/Diner/Family Room (8.55 x 4.13m not including depth of recesses)

Wood panel décor to halfway, papered décor above, original coved ceiling, panelled flooring, central heating radiator.

Dining/Sitting Area

UPVC double-glazed window to side, fireplace with insert and real flame gas fire, one recess

alcove with base storage.

Kitchen Section

Range of fitted kitchen units comprising ample wall-mounted units, base units, display cabinets, ample oak work surfaces with co-ordinate splashback ceramic tiling, integrated dishwasher, original Belfast sink with central mixer taps, recess areas ideal for insertion of additional appliances, integrated electric oven, four ring gas hob, extractor canopy fitted above, walk-in understairs pantry fitted with original shelving and cushion floor covering, original colour-stained glazed panel door with window to side allowing access to utility area.

Utility Area

Covered utility area with perspex roofing, quarry tiled flooring, electric power points, further range of wall and base units, access to cloaks/WC, door to side allowing access to side entrance.

Cloaks/WC

Fully ceramic tiled with wall light, cushion floor covering, fixtures and fittings to remain.

First Floor Elevation

Landing

Spacious open-plan landing with plastered emulsion décor, papered and coved ceiling, generous access to loft, spindled balustrade, fitted carpet, original doors to bedrooms 1, 2, 3, 4, family bathroom, double built-in storage cabinets, recess shelving area.

Bedroom 1 (4.08 x 3.70m)

Glazed panel door with matching windows either side allowing access onto balcony and offering unspoilt views over the surrounding valley and mountains, papered décor with one feature wall, fitted carpet, ceiling with original picture rail, radiator, electric power points.

Bedroom 2 (3.87 x 4.89m into bay)

UPVC double-glazed bay window to front offering unspoilt, picturesque views, papered décor, original picture rail, fitted carpet, electric power points, radiator, emulsion ceiling, folding door allowing access to en-suite shower room/WC.

En-Suite Shower Room/WC

Colour-stained and replacement arch feature UPVC double-glazed window to side, plastered emulsion décor with one wall ceramic tiled and tiled to shower area, ceramic tiled flooring, fixtures and fittings to remain, heated towel rail, white suite comprising low-level WC, wash hand basin set within oak vanity unit with central mixer taps and mirror above, walk-in shower cubicle with overhead rainforest shower supplied from electric shower.

Bedroom 3 (3.45 x 2.97m)

UPVC double-glazed window to side, papered décor, picture rail, papered and coved ceiling, fitted carpet, radiator, electric power points.

Family Bathroom

UPVC double-glazed window to rear, ceramic tiled flooring, chrome heated towel rail, plastered emulsion décor, papered and coved ceiling, Xpelair fan, white suite comprising shower-shaped panel bath with above bath shower screen, central mixer taps and shower attachments, low-level WC, wash hand basin, electric shaver point.

Bedroom 4 (2.42 x 2.86m)

UPVC double-glazed window to rear overlooking gardens, papered décor, papered and coved ceiling, fitted carpet, radiator, electric power points.

Front Gardens

Extensive gardens well stocked with mature shrubs, plants, evergreens etc with mature stone front boundary walls.

Side Gardens

Laid to paved patio with decorative gravel feature, fishpond, shrubs to remain.

Rear Garden

Covered area ideal for storage, additional patio with decked sitting area, additional gravel feature sections, pathway allowing main access, original stone and brick built boundary walls with wrought iron gate allowing main access, up and over doors allowing access to single garage for off-road parking.

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.