

Semi-Detached House - Maesteg

£269,950 Sold STC

Property Reference: PP12085



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en-suite shower room/WC, family bathroom/WC, gardens to front and rear, side access, covered carport/jardiniere dining area.

Entranceway

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

Porch

Original colour-stained and leaded feature oval window, access via composite double-glazed panel door, plastered emulsion décor and ceiling, cushion floor covering, opening through to impressive open-plan entrance hallway.

Hallway

UPVC double-glazed window to side, plastered emulsion décor and original coved ceiling, quality flooring, two radiators, ample electric power points, original open-plan stairs to first floor elevation with spindled balustrade and carpet tread, further UPVC double-glazed window to side, modern oak panel doors allowing access to lounge/sitting room and split-level kitchen/diner.

Lounge/Sitting Room (8.84 x 4.45m into bay, not including depth of recesses)

Lounge Section

UPVC double-glazed window to front with original colour-stained and leaded skylights, two further UPVC double-glazed windows to side, plastered emulsion décor and original coved ceiling, quality fitted carpet, radiator, ample electric power points, spacious opening to sitting area.

Sitting Area

Matching décor, flooring and ceiling, further radiator, two further UPVC double-glazed windows to side, ample electric power points, further modern oak panel door to side allowing access to hallway, modern oak panel door to rear allowing access to inner hallway.

Inner Hallway

Plastered emulsion décor and ceiling, UPVC double-glazed door to side allowing

side entrance, wood panel flooring, modern oak panel door to rear allowing access to an impressive open-plan split-level kitchen/diner.

Open-Plan Split-Level Kitchen/Diner (4.85 x 5.92m)

Plastered emulsion décor and ceiling with full range of recess lighting, quality porcelain tiled flooring, radiator, full range of modern graphite fitted kitchen units to kitchen comprising ample wall-mounted units, base units, pan drawers, larder units, integrated fridge/freezer, double electric oven, four ring halogen hob, extractor canopy fitted above, integrated dishwasher, single sink and drainer unit with central mixer taps, ample work surfaces with co-ordinate splashback ceramic tiling, two patterned glaze UPVC double-glazed windows to side, further two UPVC double-glazed windows to opposite side, modern oak panel door to rear allowing access to utility room.

Utility Room

Spacious utility room with UPVC double-glazed window to side, one further matching window to opposite side, UPVC double-glazed door allowing access to side entrance, continuation of porcelain tiled flooring, plastered emulsion ceiling, radiator, ample electric power points, plumbing for automatic washing machine, work surfaces, wall-mounted and boxed in combination boiler supplying domestic hot water and gas central heating, modern oak panel door to rear allowing access to cloaks/WC.

Cloaks/WC

Generous size cloaks/WC with UPVC double-glazed window to side, quality tiled décor to halfway with plastered emulsion décor above, plastered emulsion ceiling, tiled flooring, white suite comprising low-level WC, wash hand basin.

First Floor Elevation

Landing Area

Double landing with patterned glaze UPVC double-glazed window to side, plastered emulsion décor and ceiling, generous access to loft, electric power points, radiator, original spindled balustrade, modern oak panel doors to bedrooms 1, 2, 3, family bathroom, bedroom 4.

Bedroom 4 (3.76 x 2.86m)

UPVC double-glazed window to side, plastered emulsion décor and ceiling, quality new fitted carpet, radiator, electric power points.

Family Bathroom

Patterned glaze UPVC double-glazed window to side, quality ceramic tiling to halfway, plastered emulsion décor above, plastered emulsion ceiling with modern ceiling light fitting, Xpelair fan, porcelain tiled flooring, oversized chrome heated towel rail, white suite comprising panelled bath with above bath shower screen, electric shower, fully ceramic tiled to bath area, low-level WC, wash hand basin with central mixer taps.

Bedroom 3 (1.97 x 2.60m)

UPVC double-glazed window to side, plastered emulsion décor and ceiling, quality new fitted carpet, radiator, electric power points.

Bedroom 2 (3.05 x 3.90m)

Two UPVC double-glazed windows to side, plastered emulsion décor and ceiling, quality new fitted carpet, radiator, electric power points.

Bedroom 1 (master bedroom, 6 x 4.79m)

UPVC double-glazed bay window to front with original colour-stained and leaded skylights, plastered emulsion décor and ceiling, quality modern new fitted carpet, two further UPVC double-glazed windows to side, electric power points, radiator, modern oak panel door to side allowing access to en-suite shower room/WC.

En-Suite Shower Room/WC

Generous size with UPVC double-glazed window to front with original skylight colour-stained and leaded feature, plastered emulsion décor and ceiling, complete ceramic tiling to halfway and complete to shower area, porcelain tiled flooring, modern white suite comprising low-level WC, wash hand basin with central mixer taps, walk-in

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.