

Detached House - Ystrad

£440,000

Property Reference: PP12087



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We are delighted to offer to the market this unique, deceptively spacious, beautifully presented, five bedroom, detached property, situated within outstanding gardens and driveway, with additional one bedroom Granny annex and triple detached garage. We understand this property, originally built in the 1500s, was the shepherd's cottage on the side of the mountain which was then converted to the Old Lamb Inn. It was purchased by our client some years ago and completely redesigned and extended to this beautiful residential dwelling that we offer for sale today. It offers generous five bedroom family accommodation with one bedroom complete self-contained apartment/Granny annex to side. It affords a low maintenance driveway to accommodate off-road parking for some eight plus vehicles, ideal for commercial van storage, motorhome or caravan, together with triple detached garage supplied with electric power and light, accessed via remote controlled doors. The property itself is of traditional stone construction. It benefits from UPVC double-glazing, gas central heating and will be sold including all fitted carpets, floor coverings, light fittings, wardrobes, fixtures and fittings, white goods to the kitchen as seen if required. It is conveniently located, off Victoria Street in Ystrad, close to transport connections, schools at all levels, college, leisure centre with its swimming pool, playing fields, outstanding walks over the surrounding countryside and mountains, easy access to road links for M4 corridor. The property could be utilised as a multi-residential home, or for the larger families, it would be ideal. It briefly comprises, entrance porch, entrance hallway, spacious





sitting room/lounge, main lounge, fitted kitchen with all white goods, utility room/cloaks/WC, first floor landing, five generous bedrooms, family shower room/WC, family bathroom/WC/shower, Granny annex with open-plan kitchen, shower room/WC, main lounge, double bedroom, gardens, driveway, triple garage.

Entranceway

Entrance via modern composite double-glazed panel door allowing access to entrance porch, further PVC panelled section to side.



Porch

Plastered emulsion décor and coved ceiling with feature lighting, UPVC double-glazed window to side with made to measure blinds, ceramic tiled flooring, double modern panel doors to built-in storage cupboard, further UPVC double-glazed door to rear allowing access to entrance hallway.

Hallway

Plastered emulsion décor and ornate coved ceiling with ceiling light fitting, ceramic tiled flooring, slimline modern upright radiator, staircase to first floor elevation with modern fitted carpet, modern glazed door to side allowing access to lounge/diner.



Lounge/Diner (7.67 x 3.58m not including depth of recesses)

Sash UPVC double-glazed panel window to front through to lounge, UPVC double-glazed panel doors to main lounge, plastered emulsion décor with one feature panelled, plastered emulsion and ornate coved ceiling, quality flooring, ample electric power points, Victorian-style rolltop radiator, recess ideal for ornamental display or fire if required, opening to rear through to kitchen.



Split-Level Main Lounge (6.08 x 2.5m not including depth of recesses)

Georgian double UPVC French doors to front allowing access

onto balcony patio garden, two further sash-effect windows either side opening onto patio, UPVC double-glazed window to side, plastered emulsion décor with one feature wall wood panelled, plastered emulsion and ornate coved ceiling, ample electric power points, feature contrast slimline radiator, recess ideal for flatscreen television, ample electric power points.

Kitchen (6.11 x 2.35m)

UPVC double-glazed window to rear with made to measure blinds, plastered emulsion décor with one section papered, plastered emulsion and coved ceiling with feature range of lighting, contrast slimline upright radiator, quality flooring, full range of high gloss finished dove grey fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, larder units, ample work surfaces with matching splashback, recess housing five ring gas cooking range with extractor canopy fitted above, double insert sink with flexi mixer taps and drainer, space for freestanding American-style fridge/freezer as required, modern panel door to side allowing access to utility room/cloaks/WC, barn-style half and half composite double-glazed door to rear allowing access to rear yard and flat entrance.

Utility Room/Cloaks/WC

Patterned glaze UPVC double-glazed window to rear with made to measure blinds, quality tiled décor floor to ceiling, laminate flooring, plastered emulsion and coved ceiling with recess lighting, range of built-in storage cabinets, plumbing for automatic washing machine, ample space for additional appliances, contrast slimline heated towel rail, modern white suite comprising low-level WC, wash hand basin with contrast central mixer taps set within high gloss base vanity unit.

First Floor Elevation

Landing

Plastered emulsion décor and coved ceiling, quality modern fitted carpet, feature modern steel and oak balustrade, access to loft, modern oak panel doors to shower room/WC, bedrooms 1, 2, 3, 4, family bathroom, bedroom 5.

Shower Room/WC

Patterned glaze UPVC double-glazed window to side with made to measure blinds, modern PVC panelled décor floor to ceiling, quality flooring, plastered emulsion and coved ceiling with recess lighting, chrome heated towel rail, white suite comprising low-level WC, wash hand basin set within graphite grey modern vanity unit with central mixer taps, walk-in family shower cubicle with overhead rainforest shower.

Bedroom 1 (2.90 x 5.98m not including recesses)

Two sash-effect UPVC double-glazed windows to side both with made to measure blinds overlooking surrounding mountains, plastered emulsion décor with one feature wall papered, plastered emulsion and coved ceiling with recess lighting, modern slimline upright radiator, ample electric power points, quality fitted carpet.

Bedroom 2 (3.34 x 4.68m)

Two sash UPVC double-glazed windows to front both with made to measure blinds, plastered emulsion décor with one feature wall papered, plastered emulsion ceiling with recess lighting, quality fitted carpet, radiator, ample electric power points.

Bedroom 3 (2.66 x 3.68m)

Sash UPVC double-glazed window to front, plastered emulsion décor with one wall papered, plastered emulsion ceiling with recess lighting, laminate flooring, radiator, ample electric power points.

Bedroom 4 (3.65 x 3m)

Sash UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor, one feature wall papered, plastered emulsion ceiling with recess lighting, laminate flooring, radiator, electric power points.

Family Bathroom

Generous sized family bathroom with patterned glaze UPVC

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.