

## Detached House - Treherbert

£425,000

Property Reference: PP12327



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fitted kitchen with full range of integrated appliances and freestanding appliances leading onto the baptistry area, a raised dining area with the pulpit creating a backdrop, inner hallway with access to bespoke designed modern quality bathroom/shower/wetroom/WC, fitted utility room where boilers are situated and understairs storage, additional bedroom/second reception room, two additional bedrooms, impressive staircase allowing access to first floor. First floor with balcony finished in glass offers full display of the ground floor area, master bedroom with fully fitted walk-in dressing room, spacious bathroom/shower/WC with freestanding tub, the original organ pipes are strategically positioned as a main feature to the master bedroom with two windows overlooking the ground floor, inner landings allow access to a further two incredibly spacious bedrooms, one with en-suite bathroom/WC, additional sitting areas with many original features some to include the original pews, offer this as an additional relaxing location within this family home overlooking the ground floor. It will be sold inclusive of all fixtures, fittings, flooring, light fittings, made to measure blinds. It will include much of the contents including all furniture and effects. The kitchen affords a full range of integrated appliances to include oven, hob, dishwasher, wine cooler, microwave, freestanding American-style fridge/freezer. The property presented to purchase and move in at your leisure. The grand piano and the grand organ are available by separate negotiation however area not included in the sale.

To the outside area of this impressive dwelling, we have a side walkway and paved patio gardens with original stone built boundary walls with wrought iron balustrade and double gates allowing access to the gardens, alternatively the garden to front can be used as driveway for off-road parking for a number of vehicles and even with bike storage. This property must be viewed. A truly impressive, outstanding, six bedroom property in this prominent position at the base of the Rhigos mountain in the village of Treherbert.

## Entranceway

Entrance via beautiful double oak panel doors allowing access to an impressive open-plan entrance hallway.

## Hallway

Plastered emulsion décor and ceiling, beautifully tiled flooring, rolltop Victorian-style radiator, electric power points, original colour-stained and leaded picture window through to main lounge, staircases allowing access to first floor elevation and two doors allowing access to main living area, two patterned glaze panel windows to front allowing ample natural light.

## Main Open-Plan Feature Lounge/Kitchen/Sitting Room/Dining Room

Must be viewed to be fully appreciated, range of patterned glaze windows along either side with double-glazing and blinds to remain as seen, quality wood panel flooring with underfloor heating, ample electric power points, access to understairs storage areas with original beautifully presented ceiling with feature droplighting, separated into sitting areas, central kitchen and a raised dining area within the pulpit, all original solid oak woodwork to the first floor with feature glazed balustrade above.

## Sitting Areas

One sitting area with feature white brick finished fireplace with insert, ideal for ornamental fire with seating area and further lighting, an additional with insert recess for flatscreen television.

## Kitchen

Beautifully presented, modern, ivory in colour full range of kitchen units including wall-mounted units, base units, integrated double Zanussi electric oven, microwave, larder units, American-style fridge/freezer to remain as seen, two feature central islands, fully fitted with additional cupboard space including six ring gas cooking hob with touchscreen raising extractor unit, wine cooler, dishwasher, central feature ceramic insert bowl with central mixer taps, ample pan drawers, breakfast area, opens onto the raised pulpit area.

## Raised Pulpit Area

This is subject to listing and has to remain as seen, a perfect dining area, overlooked by the master bedrooms above, further allowing access via modern panel doors to bedroom 1, inner hallway, bedroom 2.

## Bedroom 1

An incredible sized bedroom with three patterned glaze windows to side allowing ample natural light, all fitted with roller blinds, quality wood flooring with underfloor heating, a full range of electric power points, plastered emulsion décor and ceiling, feature recess lighting to the wall.

## Bedroom 2

Three patterned glaze panel windows to side allowing ample natural light, all with roller blinds, quality flooring with underfloor heating, ample electric power points, plastered emulsion décor and ceiling with range of built-in feature recess wall light fittings to remain as seen.

## Inner Hallway

Patterned glaze UPVC double-glazed window to side, plastered emulsion décor and ceiling with full range of recess lighting, electric power points, radiator, white panel doors to bedroom 3/study, utility room, staircase with fitted carpet to first floor elevation, further door allowing access to bathroom, double-glazed panelled timber door to side allowing access

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.