

End of Terrace - Porth

£164,950

Property Reference: PP12698



This is a three bedroom, extended, end-terrace property situated in this particularly sought after residential area of Coed Ely where properties seldom become available.



This is a three bedroom, extended, end-terrace property situated in this particularly sought after residential area of Coed Ely where properties seldom become available. This property is being sold with vacant possession and no onward chain. It would ideally suit first time buyer but also offers great family accommodation. It is very close to amenities and facilities including schools at all levels, leisure facilities, transport connections. Immediate access onto A4119 link road for M4 corridor, Llantrisant and Royal Glamorgan Hospital. For outdoor lovers, it is surrounded by countryside for amazing walks and cycling. This property affords UPVC double-glazing, gas central heating and will be sold as seen. It affords modern fitted kitchen and modern bathroom and purpose-designed summer breakfast room/utility room to side, flat gardens to rear with rear access. An early viewing appointment is highly recommended. It briefly comprises, entrance porch with walk-in cloaks area, spacious open-plan lounge/diner, fitted kitchen with integrated appliances, modern bathroom/WC, summer lounge/breakfast room, first floor landing, cloaks/WC, three bedrooms, flat gardens to rear.

Entranceway

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

Porch

Plastered emulsion décor and ceiling with coving, fitted carpet, white panel doors allowing access to walk-in cloakroom, further door to side allowing access to lounge, wall-mounted and boxed in electric service meters, radiator.

Walk-In Cloakroom

Plastered emulsion décor and ceiling, fitted with shelving, laminate flooring, radiator.

Lounge (6.14 x 4.54m)

UPVC double-glazed window to front with made to





measure blinds, plastered emulsion décor and coved ceiling, laminate flooring, two modern slimline upright radiators, ample electric power points, gas service meters housed within base storage cabinet, open-plan stairs to first floor elevation with fitted carpet, modern white panel door to rear allowing access to kitchen, UPVC double-glazed double French doors allowing access to covered breakfast room perhaps utility room.

Kitchen (3.85 x 2.64m)

UPVC double-glazed window to side, UPVC double-glazed door to side allowing access to breakfast room and utility room, plastered emulsion décor and ceiling with four-way spotlight fitting, laminate flooring, chrome heated towel rail, full range of modern dove grey fitted kitchen units comprising ample wall-mounted units, base units, ample work surfaces, co-ordinate splashback ceramic tiling, ample electric power points, integrated electric oven, four ring gas hob, extractor canopy fitted above, single sink and drainer unit with central mixer taps, plumbing for washing machine, modern white panel door to rear allowing access to family bathroom/WC.

Bathroom

Patterned glaze UPVC double-glazed windows to side and rear, fully ceramic tiled floor to ceiling, plastered emulsion ceiling, ceramic tiled flooring, chrome heated towel rail, Xpelair fan, modern white suite comprising panelled bath with central mixer taps and shower attachment, above bath shower screen, low-level WC, wash hand basin with central mixer taps housed within base vanity unit.

Breakfast Room/Utility (5.22 x 1.70m)

UPVC double-glazed panels to side,

matching roof with opening skylight, UPVC double-glazed French doors to rear and additional window panel with opening skylight allowing access onto rear gardens, wall-mounted electric light fitting, water tap fitting, electric power points.

First Floor Elevation

Landing

UPVC double-glazed window to rear overlooking rear gardens with unspoilt views over the surrounding countryside, plastered emulsion décor and ceiling, generous access to loft, spindled balustrade, fitted carpet, radiator, white panel doors to cloaks/WC, bedrooms 1, 2, 3.

Cloaks/WC

Plastered emulsion décor and ceiling, low-level WC, wash hand basin, wall-mounted gas boiler supplying domestic hot water and gas central heating.

Bedroom 1 (2.71 x 2.72m)

UPVC double-glazed window to rear with made to measure blinds, plastered emulsion décor and ceiling, laminate flooring, radiator, electric power points.

Bedroom 2 (2.70 x 3.50m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and ceiling, quality laminate flooring, radiator, electric power points.

Bedroom 3 (2.51 x 1.80m not including depth of recesses)

UPVC double-glazed window to front, plastered emulsion décor and ceiling, laminate flooring, radiator, ample electric power points.

Rear Garden

Laid to concrete with brick-laid patio, grass-laid sections, purpose-built storage building, excellent rear lane 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.