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for sale

Detached House - Treherbert

£364,950

Property Reference: PP12741



This is a truly impressive, Victorian, double bay-fronted, character property with so much history situated here in this quiet location with unspoilt picturesque views over Penpych and surrounding mountains, yet still offering immediate access to all amenities and facilities.



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This is a truly impressive, Victorian, double bay-fronted, character property with so much history situated here in this quiet location with unspoilt picturesque views over Penpych and surrounding mountains, yet still offering immediate access to all amenities and facilities. This property was originally built as the colliery manager's house, further sold onto Doctor Nelson for his surgery, purchased some 40 years ago, this is now a reluctant sale due to bereavement. The property must be viewed internally. An impressive, stone-built detached, six bedroom family home with most of its original character and charm remaining internally, including heavily coved ceilings, original wood panelling to windows, original unique fireplaces to the lounge and sitting room. It affords the original internal doors and original glazed panelling. While being very well maintained over the years, it currently benefits from UPVC double-glazing and gas central heating. It will be sold including all quality fitted carpets and floor coverings throughout, light fittings, blinds, window drapes and many extras. It affords spacious family sized accommodation over three levels with balcony access from bedroom 2 the master bedroom. The property is situated within an excellent sized plot with grass-laid gardens to front stocked with mature shrubs, driveway to side allowing off-road parking for at least 7 vehicles, maybe more, access to rear gardens with low maintenance, outbuildings, workshops, utility rooms, working WC, double two storey garage supplied with electric power and light. This truly is an impressive, outstanding character home which must be viewed at this amazing bargain price for a quick





sale. It briefly comprises, entrance porch with original tiling, impressive open-plan hallway, bay-fronted lounge, bay-fronted sitting room, fitted kitchen/dining room with AGA cooker, inner hallway, lobby, first floor double impressive landing, cloaks/WC, four bedrooms, two with bay-frontage, family bathroom/WC and shower including Victorian rolltop bath, second floor landing, two further double bedrooms, one with sauna and shower, gardens to front, side and rear, driveway for numerous vehicles, outbuildings, workshop, double two storey garage. Be sure to book your viewing appointment today.

Entranceway

Entrance via magnificent original timber door with picture colour-stained glass above allowing access to entrance porch.

Porch

Original ceramic tiled décor to halfway with papered décor above, Karndean flooring, original heavily coved ceiling with pendant ceiling light fitting to remain, original glazed panel door with panels either side allowing access to entrance hallway.

Hallway

Impressive entrance hallway with papered décor, dado to centre, continuation of Karndean flooring, central heating radiators, original doors allowing access to sitting room, lounge, kitchen/diner, inner hallway, original staircase to first floor elevation with spindled balustrade and original panelling underneath, fitted with carpet to remain as seen, access to understairs storage.

Main Lounge (9.87 x 4.28m not including depth of recesses)

Mahogany-effect UPVC double-glazed bay window to front with original panelling beneath, papered décor with ornate plasterwork, heavily coved

and papered ceiling with three pendant ceiling light fittings to remain, two matching wall light fittings, laminate flooring, UPVC double-glazed window to rear overlooking rear gardens, two recess alcoves, feature bar with mirror displays stocked with glazed shelving, bar top with original brass handrail, this bar will remain as seen, magnificent original black marble fireplace centrepiece which must be viewed to be fully appreciated with cast iron basket and real flame gas fire to remain as seen.

Sitting Room (4.37 x 5.18m into bay, approx.)

Mahogany-effect UPVC double-glazed bay window to front with original wood panelling, papered décor with one contrast wall, laminate flooring, central heating radiators, plastered emulsion and original heavily coved ceiling with centrepiece and pendant ceiling light fitting to remain as seen, original black marble central feature fireplace with tiled insert and ornamental real flame gas fire to remain as seen, slate hearth.

Kitchen/Dining Room (4.09 x 4.51m)

UPVC double-glazed window to rear overlooking rear driveway and gardens, papered and original beamed ceiling, papered décor with one contrast wall, ceramic tiled flooring, central heating radiator, ample electric power points, full range of fitted kitchen units comprising base units, drawer pack, ample work surfaces with co-ordinate splashback ceramic tiling, double stainless steel insert sink with central mixer taps, feature wood panelling for shelving to remain over the original Aga, a multi-fuel cooker/oven.

Inner Hallway

Textured emulsion décor, patterned artex ceiling, tiled flooring, timber door allowing access to inner porch.

Inner Porch

Double-glazed timber panelled windows either side, continuation of tiled flooring, plastered emulsion ceiling, emulsion décor, original wood panel door to rear allowing access to driveway and gardens.

First Floor Elevation

Double Landing

Impressive double landing with papered décor, dado to centre, beautiful colour-stained and leaded UPVC double-glazed window to rear with original doors allowing access to bedrooms, cloaks/WC, further original doors to family bathroom/shower, bedrooms 1, 2, 3, 4, original staircase with original spindled balustrade allowing access to second floor landing.

Bathroom

Incredibly spacious bathroom with patterned glaze UPVC double-glazed window to rear with made to measure blinds, quality wood panel décor to halfway with ceramic décor above, laminate flooring, central heating radiator, tongue and groove panelled ceiling, heated towel rail, all fixtures and fittings to remain including vanity mirrors, electric shaver point, ceiling light fittings, split-level bathroom which must be viewed with Victorian-style rolltop bath with brass central mixer taps and shower attachment, oval wash hand basin with brass mixer taps set into mahogany fitted vanity unit, low-level WC, walk-in shower cubicle with Mira shower supplied direct from gas boiler.

Bedroom 1 (3.13 x 2.82m)

UPVC double-glazed window to side, papered décor, patterned artex ceiling, fitted carpet, radiator, electric power points.

Bedroom 2 (6.77 x 5.16m)

Beautiful colour-stained and leaded UPVC double-glazed French door with matching panels either side allowing access onto balcony, further matching bay window with tilt and turn full length window, papered décor with contrast feature wall, quality fitted carpet, central heating radiator, ample electric power points, telephone point.

Bedroom 3 (5.22 x 3.68m)

UPVC double-glazed tilt and turn full length windows to front allowing

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.