

propertyplus

for sale

Detached House - Pentre

£349,950

Property Reference: PP12912



We are delighted and privileged to offer to the market this beautifully maintained, three bedroom, detached, modern-style property, situated on this sought after residential development where properties seldom become available to the open market.



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We are delighted and privileged to offer to the market this beautifully maintained, three bedroom, detached, modern-style property, situated on this sought after residential development where properties seldom become available to the open market. This property is a reluctant sale, offering outstanding family-sized accommodation, situated on a private corner plot. It is surrounded by beautiful scenery over the hills and mountains. It offers easy access to all amenities and facilities including schools, public houses, excellent transport connections and for the outdoor lovers, beautiful mountains, streams and waterfalls for cycling or walking. The property will be sold inclusive of all quality fitted carpets, floor coverings, made to measure blinds, drapes, light fittings and must be viewed to be fully appreciated. This property could be utilised as a three or four bedroom property, or use the fourth bedroom as additional sitting room/games room perhaps. It is surrounded by beautiful presented, tendered gardens to front and rear that attract wildlife of all kinds. It benefits from UPVC double-glazing, gas central heating. It briefly comprises, entrance hallway, reception room/bedroom 4, main lounge, sitting room, inner hallway, cloaks/WC, fitted kitchen with integrated appliances, dining room, walk-in pantry/storage room, first floor landing, three generous sized bedrooms, master with en-suite shower, family bathroom/WC, gardens to front and rear, driveway to accommodate off-road parking for a number of vehicles, side entrance.

Entranceway

Entrance via modern composite double-glazed panel door allowing access to entrance hallway.

Hallway

Spacious entrance hallway





with plastered emulsion décor, patterned artex and coved ceiling, quality fitted carpet, radiator, electric power point, open-plan stairs to first floor elevation with matching fitted carpet, white panel doors allowing access to lounge and reception room/bedroom 4.

Reception Room/Bedroom 4 (2.50 x 4.03m)

UPVC double-glazed window to front with insert blinds overlooking front gardens and driveway, plastered emulsion décor and coved ceiling, quality fitted carpet, radiator, ample electric power points, telephone point, television aerial socket.

Main Lounge (3.72 x 4.20m)

Brass-leaded Georgian UPVC double-glazed bay window to front, plastered emulsion décor, patterned artex and coved ceiling with pendant ceiling light fitting, quality fitted carpet, radiator, ample electric power points, television aerial socket, modern feature fireplace with main facing wall with marble insert and matching hearth housing real flame gas fire, double white panel doors to rear allowing access to sitting room.

Sitting Room (3.59 x 3.14m)

UPVC double-glazed double French doors to rear allowing access and overlooking rear gardens, matching décor to main lounge, matching ceiling with three-way pendant ceiling light fitting, matching quality fitted carpet, radiator, ample electric power points, white panel door to side allowing access to inner hallway.

Hallway

Plastered emulsion décor and textured ceiling, quality fitted carpet, white panel doors allowing access to cloaks/WC, further matching door allowing access to kitchen.

Cloaks/WC

Plastered emulsion décor, textured

emulsion ceiling, Xpelair fan, fitted carpet, radiator, suite finished in champagne comprising low-level WC, wash hand basin with splashback ceramic tiling, all fixtures and fittings to remain.

Kitchen (5.20 x 2.49m)

UPVC double-glazed window to rear with made to measure roller blinds overlooking rear gardens and with unspoilt views over the surrounding mountains, plastered emulsion décor, textured emulsion ceiling with two ceiling light fittings, ceramic tiled flooring, central heating radiator, wall-mounted gas boiler supplying domestic hot water and gas central heating, full range of light beech fitted kitchen units comprising ample wall-mounted units, base units, larder units, ample work surfaces with co-ordinate splashback ceramic tiling, integrated electric oven, four ring gas hob, Xpelair fan, co-ordinate single sink and drainer unit with central mixer taps, plumbing for washing machine, opening to side through to dining room and further white panel door allowing access to walk-in storage/utility.

Storage/Utility

Plastered emulsion décor and ceiling, fitted with shelving, central heating radiator, excellent hideaway.

Dining Room (2.15 x 3.15m)

UPVC double-glazed door with matching panel to side to rear allowing access and overlooking to rear gardens with unspoilt views of rear mountains, plastered emulsion décor, textured emulsion ceiling, continuation of quality ceramic tiled flooring, ample electric power points, telephone point, central heating radiator.

First Floor Elevation

Landing

Generous sized landing with plastered emulsion décor, textured emulsion ceiling, generous access to loft, UPVC double-glazed window to side affording splendid views and allowing ample natural light, quality fitted carpet, white panel doors to bedrooms 1, 2, 3, family bathroom, built-in airing cupboard fitted with shelving and lagged hot water cylinder.

Bedroom 1 (2.71 x 1.81m)

Georgian leaded UPVC double-glazed window to front overlooking front gardens and driveway, plastered emulsion décor, textured ceiling, fitted carpet, radiator, electric power points.

Bedroom 2 (2.86 x 4.09m)

Georgian leaded UPVC double-glazed window to front overlooking front gardens and with unspoilt views over the surrounding mountains, plastered emulsion décor, textured emulsion ceiling, quality fitted carpet, radiator, ample electric power points, feature archway allowing access to en-suite shower room.

En-Suite Shower Room

Patterned glaze UPVC double-glazed window to side with made to measure blinds, plastered emulsion décor, textured emulsion ceiling, Xpelair fan, electric shaver point, fitted carpet, suite to include wash hand basin with splashback ceramic tiling, walk-in shower cubicle with shower supplied direct from hot water supply with feature modern marble panelling.

Bedroom 3 (2.85 x 2.92m)

UPVC double-glazed window to rear overlooking rear gardens and surrounding countryside and mountains in the distance, plastered emulsion décor, textured emulsion ceiling, fitted carpet, radiator, electric power points.

Family Bathroom

Generous size family bathroom with patterned glaze UPVC double-glazed window to rear with made to measure roller blinds, plastered emulsion décor, textured emulsion ceiling with light fitting and Xpelair fan, radiator, fitted carpet, all fixtures and fittings to remain, misty rose in colour suite comprising panelled bath with central mixer taps and shower attachments, twin handgrips, fully ceramic tiled to shower area, wash hand basin with splashback ceramic tiling, vanity mirror and electric

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.