

propertyplus

for sale

Detached Bungalow - Treherbert

£359,950

Property Reference: PP12908



We are delighted and excited to offer to the market this rare opportunity to purchase this spacious detached bungalow with enormous outdoor space.



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Call Free 0800 043 7300

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We are delighted and excited to offer to the market this rare opportunity to purchase this spacious detached bungalow with enormous outdoor space. Discover this charming detached bungalow, a rare find for those seeking a peaceful lifestyle with added luxury of generous outdoor space, surrounded by truly outstanding, picturesque scenery, situated in this prime, semi-rural location but close to all amenities and facilities including schools and transport connections. It offers ideal blend of comfortable living with expansive grounds, perfect for a pony, pets or just creating your dream garden retreat. Commissioned, designed and built for this family in 1967 for their lifelong home, lovingly cared for, nurtured and treasured is this unique designed, detached bungalow situated in approximately half an acre of land. It benefits from UPVC double-glazing, gas central heating, fitted kitchen with dining area and range of integrated appliances, modern bathroom/WC, two splendid double bedrooms, master with built-in wardrobes, two spacious reception rooms, conservatory, ample storage throughout and will be sold including all quality fitted carpets, flooring, made to measure blinds, drapes and light fittings. The gardens surrounding the property are laid to patio areas and heavily stocked with mature shrubs, trees and plants. It affords private driveway, detached garage with electric, outbuilding ideal for storage currently utilised as utility room. This property, exceptionally well maintained offers incredibly spacious living but also offers the potential to extend, redesign or even perhaps to create additional builds subject to planning within your own grounds. Don't delay, call





and arrange your viewing appointment today. It briefly comprises, impressive entrance hallway, lounge, two double bedrooms, modern bathroom/WC, fitted kitchen/diner with integrated appliances, inner hallway, second reception room, conservatory, driveway, utility/storage building, approximately half and acre of gardens and land. Price £359,950.

Entranceway

Entrance via UPVC double-glazed door with matching panel to side allowing access to impressive entrance hallway.



Hallway

Papered décor, plastered emulsion and ornate coved ceiling, highly polished laminate flooring, radiator, telephone point, white panel doors to lounge, bedrooms 1, 2, bathroom/WC, further door allowing access to kitchen.

Lounge (4.32 x 3.45m)

UPVC double-glazed window to front with made to measure blinds overlooking front gardens, papered décor, plastered emulsion and ornate coved ceiling, high gloss finish laminate flooring, radiator, ample electric power points, feature heavily carved Adam-style fireplace with marble insert and hearth housing real flame gas fire.



Kitchen (3.57 x 2.59m)

UPVC double-glazed window to rear overlooking rear gardens and with unspoilt views of the surrounding mountains, papered décor with three walls quality ceramic tiled, ceramic tiled flooring, patterned artex and coved ceiling with range of recess lighting, central heating radiator, door allowing access to built-in storage cupboard housing wall-mounted gas boiler supplying domestic hot water and gas central heating, full range of ivory fitted kitchen units comprising ample wall-mounted units, base units,



ample work surfaces, drawer packs, leaded display cabinets, corner display shelving, integrated electric oven, four ring gas hob, extractor canopy fitted above, single sink and drainer unit with central mixer taps, ample space for dining table and chairs, door to storage pantry fitted with shelving, bevel-edged glaze French door to side allowing access to inner hallway.

Inner Hallway

UPVC double-glazed door to rear allowing access to gardens, quality porcelain tiled décor, ceramic tiled flooring, textured ceiling with recess lighting and generous access to loft, bevel-edged glaze French door allowing access to second reception room.

Second Reception Room (3.93 x 5.74m)

UPVC double-glazed window to front with made to measure blinds, UPVC double-glazed window to rear with made to measure blinds with unspoilt views over the rear gardens and surrounding mountains, further UPVC double-glazed patio doors to side with made to measure blinds allowing access to conservatory, papered décor, patterned artex and coved ceiling, quality fitted carpet, radiators, ample electric power points.

Conservatory

Excellent sized conservatory, block-built to half with UPVC double-glazed windows above, UPVC double-glazed patio doors allowing access onto rear and side gardens, ceramic tiled flooring, ample electric power points.

Bedroom 1 (3.26 x 2.78m not including depth of fitted wardrobes)

UPVC double-glazed window to front with made to measure blinds, papered décor, plastered emulsion and coved ceiling with pendant ceiling light fitting, fitted carpet, radiator, ample electric power points, full range of quality built-in wardrobes to one wall with central mirror frontage providing ample hanging and shelving space.

Bedroom 2 (3.47 x 2.85m)

UPVC double-glazed window to rear with roller blinds, papered décor, plastered emulsion and coved ceiling with ornate centrepiece and pendant ceiling light fitting, quality fitted carpet, radiator, ample electric power points.

Family Bathroom

Generous sized family bathroom with patterned glaze UPVC double-glazed window to rear with made to measure roller blinds, quality ceramic tiled décor floor to ceiling, tiled flooring, plastered emulsion ceiling with recess lighting and Xpelair fan, radiator, all fixtures and fittings to remain, modern white suite comprising panelled bath with twin handgrips, central mixer taps and shower over bath supplied direct from gas boiler, insert wash hand basin with central mixer taps and close-coupled WC set within high gloss base vanity unit, vanity mirror with display lighting fitted above.

Front Garden

Laid to lawn with full range of mature shrubs, conifer trees, plants, brick-built front boundary wall with wrought iron balustrade above with matching gate with concrete paved pathway allowing access to main entrance with lighting, wrought iron gate to side allowing access to patio gardens with access direct from conservatory with raised flowerbeds heavily stocked with mature shrubs, plants, shrubs, evergreens etc, access to tarmac driveway for off-road parking via double wrought iron gates allowing access to an oversized detached garage with up and over doors and additional side access via UPVC door.

Rear Gardens

Vast gardens, laid to both concrete paved patio, grass-laid gardens with outside water tap fitting, outside courtesy lighting, pathways allowing access to additional plots of gardens, one section of garden with additional outside water tap fitting allows access to utility room which is supplied with electric power and light, ideal as

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.