

**Detached House - Pentre**

**£275,000**

*Property Reference: PP13030*



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Searching for that Unique modern 2/3 bedroom, detached quality, two storey property set within outstanding large mature gardens attracting amazing wildlife and unspoilt picturesque views over the hills and along The River Bank. We are delighted to offer to the market this truly exceptional self built detached property built in 2008 by the current vendors. This property situated in a quiet location is accessed via private double gates allowing access to driveway and main entrance with outstanding gardens to side including patio areas, lawned gardens, raised vegetable gardens, rose gardens all with private mature tree hedging, substantial purpose built log cabin ideal for working from home or entertaining with family and friends. For car enthusiasts, it will include 2 separate splendid cavity wall built oversized garages ideal for storage or perhaps the DIY mechanics/ vintage car collectors. The main property of traditional construction benefits from all mains services, UPVC dg, gas ch, bespoke oak fitted kitchen with a range of new integrated appliances, quality genuine oak flooring and tiled flooring throughout and will be sold including all light fittings, blinds, drapes and many extras. The property offers diverse living accommodation with a range of French doors and bi-folding doors onto balcony terraces to side and front maximising the amazing south facing views. It Briefly Comprises - Open plan spacious lounge/kitchen/diner with oak hand crafted staircase to 1st floor, shower room wc leading to ground floor bedroom 1 with walk-in dressing room and wardrobe space, 1st floor spacious 2nd reception room easily converted into additional bedroom space with access to





modern bathroom wc and shower over bath leading into splendid bedroom 2 again with walk in dressing room and wardrobes. Outside boasts amazing private gardens, genuine log cabin with its loft storage, workshop leading into integral garage and additional detached garage to far end of land leading onto direct street access. This Truly is a one off property and MUST be viewed to be appreciated. It will be sold with vacant possession and no onward chain. If you're searching for that something special! This could be for YOU!

#### Entranceway

Entrance via UPVC double-glazed door allowing access to impressive open-plan lounge/kitchen/diner.

#### Open-Plan Lounge/Kitchen/Diner (4.85 x 9.17m)

UPVC double-glazed bi-folding doors to front allowing access onto front gardens and private driveway, further UPVC double-glazed double French doors to side allowing access to gardens and overlooking the river, plastered emulsion décor and ornate coved ceiling with ornate centrepieces and two pendant ceiling light fittings to lounge/diner section, central heating radiators, ample electric power points, telephone point, quality oak panel flooring, open-plan stairs to first floor elevation with spindled balustrade, feature fireplace with marble insert and matching hearth housing real flame-effect electric log burner, full range of concealed storage built within staircase, opening up with breakfast bar through to beautifully presented kitchen area.

#### Kitchen Area

Further UPVC double-glazed window to side with made to measure blinds, full range of bespoke oak fitted kitchen units comprising

ample wall-mounted units, base units, pan drawers, display cabinets, corner display shelving, larder units, all complemented with work surfaces and quality splashback tiling and range of display lighting, further matching plastered emulsion and ornate coved ceiling with authentic spotlight fittings, quality ceramic tiled flooring, stainless steel insert sink with central mixer taps, plumbing for washing machine, integrated electric oven, four ring gas hob, extractor canopy fitted above, ample space for additional appliances as required, oak panel door allowing access to shower room/WC.

## Shower Room

Patterned glaze UPVC double-glazed window to side, quality ceramic tiled décor floor to ceiling, ceramic tiled flooring, plastered emulsion ceiling with modern ceiling light fitting, all fixtures and fittings to remain, Xpelair fan, chrome heated towel rail, white suite comprising oversized walk-in family shower cubicle with overhead rainforest shower, low-level WC, wash hand basin with central mixer taps housed within high gloss base vanity unit with mirrored cabinet above, opening through to bedroom 1.

## Bedroom 1 (3 x 4.51m not including depth of recesses)

UPVC double-glazed window to side overlooking side gardens, UPVC double-glazed double French doors allowing access onto side gardens, plastered emulsion décor with one feature wall papered, plastered emulsion and coved ceiling with ornate centrepiece and ceiling light fitting to remain, continuation of oak panel flooring, ample electric power points, radiator housed behind modern lattice work radiator cover with display shelving fitted above, double louvre doors to walk-in wardrobe of excellent size with plastered emulsion décor and ceiling, modern ceiling light fitting, continuation of quality oak panel flooring, central heating radiator, full range of hanging and shelving space to remain as seen, wall-mounted gas combination boiler supplying domestic hot water and gas central heating, boiler installed in December 2023 and therefore still under warranty.

## First Floor Elevation

### Second Lounge/Reception Room (4.83 x 4.98m)

Outstanding, easily converted into bedroom, patterned glaze leaded UPVC double-glazed window to side, further range of UPVC double-glazed bi-folding doors to front onto balcony area and further range of UPVC double-glazed double French doors to side onto balcony with outstanding views over the surrounding countryside and river Rhondda, quality oak panel flooring, central heating radiators, one with modern oak lattice work cover, plastered emulsion décor and ceiling with ornate coving and centrepiece with full range of light fittings to remain as seen, ample electric power points, oak panel door allowing access to family bathroom/WC.

## Family Bathroom

Generous size with UPVC double-glazed window to side, quality ceramic tiled décor floor to ceiling, plastered emulsion ceiling, quality ceramic tiled flooring, white heated towel rail, full bathroom suite fitted in white comprising panelled bath with central mixer taps and shower attachment together with overhead rainforest shower with above bath shower screen, low-level WC, wash hand basin set within base vanity unit with mirrored cabinet and display lighting, archway to side allowing access to bedroom 2.

## Bedroom 2 (3.03 x 5.48m)

Further range of UPVC double-glazed double French doors to side onto balcony with unspoilt splendid views of the surrounding countryside and river Rhondda, plastered emulsion décor and coved ceiling with centrepiece and ceiling light fittings to remain, further continuation

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**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**

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# 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.