

# propertyplus

# for sale

**Semi-Detached House - Porth**

**£199,000**

*Property Reference: PP13111*



Situated in this quiet, sought after, residential, cul-de-sac, we are delighted to offer to the market this beautifully maintained, two double bedroom, bay-front, semi-detached, dormer-style property benefitting from UPVC double-glazing and gas central heating.



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**Call Free 0800 043 7300**



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Situated in this quiet, sought after, residential, cul-de-sac, we are delighted to offer to the market this beautifully maintained, two double bedroom, bay-front, semi-detached, dormer-style property benefitting from UPVC double-glazing and gas central heating. It will be sold inclusive of all fitted carpets and floor coverings, made to measure blinds and some drapes. It affords quality fitted kitchen with integrated appliances combining family room/dining room/breakfast area with patio doors leading onto rear garden. A spacious lounge with bay-frontage and modern family shower room/WC to first floor. Single integral garage combining utility room, low maintenance gardens to rear and resin driveway to front for off-road parking for three vehicles. An early viewing appointment is highly recommended, being in such a prime location and close to all amenities and facilities including schools and road links via A4119 for M4 corridor. Be sure to book your viewing appointment today.

## Entranceway

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

## Hallway

Papered décor, textured ceiling, fitted carpet, radiator, open-plan stairs to first floor elevation with matching fitted carpet and ranch-style balustrade, archway to side allowing access to kitchen/breakfast room/family room, white panel door to front allowing access to lounge.

## Lounge (4.74 x 3.37m)

UPVC double-glazed bay window to front with insert blinds, papered décor with one feature wall, patterned artex and coved ceiling with two pendant ceiling light fittings, quality fitted carpet, two radiators, electric power points.

## Kitchen/Breakfast Room/Family Room







(3.92 x 4.75m)

UPVC double-glazed patio doors to rear with made to measure blinds, UPVC double-glazed window and door to rear with insert blinds allowing access to rear gardens, plastered emulsion décor, textured emulsion ceiling, fitted carpet to dining/family section with central heating radiator, quality cushion floor covering to kitchen area, full range of Sigma fitted kitchen units comprising ample wall-mounted units, base units, display cabinets, drawer packs, larder unit, ample work surfaces and co-ordinate splashback ceramic tiling, single sink and drainer unit with central mixer taps, integrated electric oven, electric hob, integrated fridge, extractor canopy, larder unit is access to walk-in storage area.



First Floor Elevation

Landing

Papered décor, textured emulsion ceiling, generous access to loft, fitted carpet, wall-mounted solar panel meter, ranch-style balustrade, electric power points, modern white panel doors to bedrooms 1, 2, family shower room/WC, further door to built-in storage cupboard with shelving, electric power points, central heating radiator.



Bedroom 1 (3.55 x 2.57m not including depth of recesses)

UPVC double-glazed window to rear overlooking rear gardens with insert blinds, papered décor, textured emulsion ceiling, radiator, quality fitted carpet, ample electric power points.

Family Shower Room

Generous sized modern family shower room with patterned glaze UPVC double-glazed window to rear, modern PVC panelled décor floor to ceiling with contrast to shower area, plastered emulsion ceiling, central heating radiator, quality



flooring, full range of fixtures and fittings included, new white suite comprising close-coupled WC, wash hand basin with central mixer taps housed within high gloss base vanity unit with matching mirrored cabinet above, walk-in family shower cubicle with overhead rainforest shower with attachments supplied direct from boiler.

## Bedroom 2 (4.74 x 3.36m)

Two UPVC double-glazed windows to front both with insert blinds, papered décor, textured emulsion ceiling, fitted carpet, radiator, electric power points.

## Rear Gardens

Laid to paved patio with mature tree creating a beautiful feature, access to garage combined utility room, accessed via up and over door from front, UPVC double-glazed door from rear garden and houses gas central heating boiler and plumbing for washing machine, supplied with electric power and light.

## Front Garden

Maintenance-free laid to resin driveway to accommodate some three vehicles for off-road parking.

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.