

## Semi-Detached House - Ystrad

£289,950

Property Reference: PP11716



This is an outstanding deceptively spacious, beautifully presented, completely renovated and modernised, extended, three bedroom plus loft storage, end-terrace property which must be viewed to be fully appreciated.



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This is an outstanding deceptively spacious, beautifully presented, completely renovated and modernised, extended, three bedroom plus loft storage, end-terrace property which must be viewed to be fully appreciated. It is situated in a prime location, offering immediate access to all amenities and facilities, including schools at all levels, leisure facilities including Gelligaled Park, the leisure centre and playing fields. It offers easy access to transport connections and for road links for M4 corridor. This property offers outstanding open-plan family living with feature bay frontage opening onto balcony gardens. It offers unspoilt south-facing views over the surrounding valley and mountains. The ground floor benefits from quality tiling with underfloor heating. First floor with standard radiators and gas central heating. It's UPVC double-glazed throughout. An outstanding complete fitted kitchen with central island and breakfast bar with granite work surface, freestanding cooking range and full range of integrated appliances. Second reception room/sitting room with access to gardens, ground floor shower room/WC, walk-in storage room/utility room, first floor feature landing with access to bedrooms 1, 2, 3, further access to family bathroom, staircase allowing access to loft storage, three excellent double bedrooms, master bedroom with feature sliding doors onto a balcony rooftop garden with unspoilt views, bedroom 3 opening onto the rear garden with outbuilding/playroom/gym with family hot tub to remain as seen, attic storage with two Velux double-glazed skylight windows offering outstanding views, gardens to front and rear, side access. This property must be viewed.



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It briefly comprises, entrance hall, spacious open-plan lounge/dining room/sitting room/bay area, through to fully fitted kitchen with central island, breakfast bar, full range of integrated appliances, leading through to additional sitting room, walk-in utility room/storeroom, shower room/WC, first floor landing, three double bedrooms with fitted wardrobes to remain, beautifully presented modern bathroom/WC, attic storage, gardens to front and rear, balcony terraces, outbuilding/mancave, family hot tub.

## Entranceway

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

## Hallway

Plastered emulsion décor and ceiling, wall-mounted electric service meters, quality modern ceramic tiled flooring with underfloor heating, double bevel-edged glaze modern panel door to side allowing access to impressive extended, open-plan lounge/dining room/family room.



Lounge/Dining Room/Family Room (8.65 x 5.05m approx., not including dept of recesses)

Extended bay feature with UPVC double-glazed double opening sliding French doors with matching panels either side allowing access and overlooking glass balustrade and front gardens with unspoilt views of the surrounding valley, further matching UPVC double-glazed windows floor to ceiling either side with additional opening skylights, quality tiled flooring with underfloor heating, plastered emulsion décor and coved ceiling, ample electric power points, marble oversized Adam-style fireplace with cast iron insert set onto marble hearth, an ideal ornamental feature, one feature stone-faced wall,



open-plan stairs to first floor elevation finished in oak with glazed balustrade, double opening to rear through to kitchen/dining room.

## Kitchen/Dining Room (3.25 x 5.52m)

Sash UPVC double-glazed window to side, plastered emulsion décor and ceiling with range of recess lighting and coving, double opening to rear through to sitting area, matching flooring to main lounge with underfloor heating, further matching stone faced wall, a feature which must be viewed, full range of dove grey quality modern fitted kitchen units, comprising ample wall-mounted units, base units, pan drawers, drawer packs, larder units, solid oak work surfaces with co-ordinate splashback ceramic tiling, matching central feature island with breakfast area with black granite work surfaces, Belfast sink with flexi mixer taps, integrated fridge/freezer, freestanding Classic 90 cooking range with extractor canopy fitted above, all to remain as seen, ample space for additional appliances if required, original panel door to rear allowing access to utility room and additional sitting room.

## Sitting Room (3.70 x 1.90m not including substantial depth of recesses)

Plastered emulsion décor and ceiling with recess lighting, feature PVC double-glazed dome light, UPVC double-glazed double French doors to side allowing access to gardens, matching tiled flooring with underfloor heating, electric power points, modern oak panel door to side allowing access to shower room/WC.

## Shower Room/WC

Plastered emulsion ceiling, continuation of tiled flooring with underfloor heating, full range of ceramic tiled décor floor to ceiling with recess and sash UPVC double-glazed window to rear, modern suite finished in white comprising low-level WC, wall-mounted wash hand basin with central mixer taps, oversized walk-in shower cubicle with overhead rainforest shower and attachments supplied direct from combi system.

## Utility Room

Generous sized utility room, plastered emulsion décor and ceiling, further range of wall-mounted units, ample work surfaces, plumbing for automatic washing machine, ample space for additional appliances, ideal as laundry room.

## First Floor Elevation

### Landing

Impressive open-plan landing with plastered emulsion décor and coved ceiling, oak balustrade finished with glazed panels, further feature stone faced wall, light oak panel doors to staircase to loft storage, bedrooms 1, 2, family bathroom, bedroom 3.

## Bedroom 1 (4.35 x 5.27m)

UPVC double-glazed sliding double doors to front with matching panels either side, all with made to measure blinds allowing access and overlooking front balcony with unspoilt views, plastered emulsion décor with one feature wall papered, plastered emulsion and coved ceiling, quality fitted carpet, radiator, electric power points.

## Bedroom 2 (3.26 x 3.12m)

Sash UPVC double-glazed window to side, plastered emulsion décor and coved ceiling, quality fitted carpet, radiator, ample electric power points, one feature wall papered.

## Bedroom 3 (3.02 x 3.34m)

UPVC double-glazed double French doors to rear allowing access onto rear gardens, plastered emulsion décor with one feature wall papered, plastered emulsion and coved ceiling, fitted carpet, radiator, electric power points.

## Family Bathroom

Patterned glaze UPVC double-glazed sash window to rear, quality high gloss finished black ceramic tiled décor to halfway with plastered emulsion décor above, plastered emulsion ceiling, quality tiled flooring, Victorian rolltop replica radiator/towel rail, door to built-in storage cupboard housing wall-mounted gas combination boiler supplying domestic hot

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.