

propertyplus

for sale

Semi-Detached House - Ferndale

£229,950

Property Reference: PP10811



This is a beautifully presented, restored, renovated and upgraded, deceptively spacious, three bedroom plus loft storage, three storey, semi-detached property, bay-fronted, villa-style, situated here in this sought after location where properties seldom become available.



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This is a beautifully presented, restored, renovated and upgraded, deceptively spacious, three bedroom plus loft storage, three storey, semi-detached property, bay-fronted, villa-style, situated here in this sought after location where properties seldom become available. This property offers generous family-sized accommodation and genuinely must be viewed to be fully appreciated. It offers immediate access to all amenities and facilities including schools, transport connections, leisure facilities, outstanding walks over the surrounding mountains and Darran lake. This property offers UPVC double-glazing, gas central heating and is tastefully presented with a combination of character and modern features throughout. All fitted carpets, floor coverings, made to measure blinds, light fittings and many extras will be included. The property affords excellent sized flat garden to rear, small forecourt approach and purpose-built detached garage with lane access and side entrance. An early viewing appointment is highly recommended. It briefly comprises, entrance porch, impressive open-plan entrance hallway, bay-fronted lounge/sitting room, dining room, family shower room/WC, lower ground floor spacious open-plan bespoke fitted kitchen/dining/sitting area, fitted utility room/additional kitchen, lobby, family bathroom/WC, walk-in pantry storeroom, first floor double landing, three generous sized bedrooms, master with range of built-in quality wardrobes, cloaks/WC, loft storage with a full range of fitted wardrobes and storage, flat gardens to rear, forecourt approach, side entrance, detached garage.

Entranceway

Entrance via modern composite double-glazed panel door allowing





access to entrance porch.

Porch

Papered décor, dado to centre, radiator, papered and coved ceiling with pendant ceiling light fitting, quality tiled flooring, colour glazed and leaded door to rear allowing access to impressive through entrance hallway.

Hallway

Papered décor and coved ceiling, continuation of feature tiled flooring, open-plan stairs to first floor elevation, heavily carved spindled balustrade with carpet tread, oak panel doors allowing access to lounge, dining room and sitting room, open-plan stairs with fitted carpet allowing access to lower ground floor.



Lounge (3.72 x 4.18m not including depth of recesses)

UPVC double-glazed sash bay window to front with made to measure blinds, plastered emulsion décor with one feature wall papered, two arched recess alcoves with feature display lighting, papered and original coved ceiling with ornate centrepiece housing pendant ceiling light fitting, quality stained flooring, central heating radiator, ample electric power points, Adam-style feature fireplace with cast iron insert and matching basket set onto tiled hearth, feature archway to rear through to sitting room.



Sitting Room (3.06 x 3.10m not including depth of recesses)

UPVC double-glazed window to rear with made to measure blinds overlooking rear gardens, matching décor to main lounge with feature wall, two recess alcoves with display lighting, matching coved ceiling with centrepiece and three-way pendant ceiling light fitting, matching flooring, ample electric power points, radiator.

Dining Room (3.40 x 2.56m)

UPVC double-glazed window



to side with roller blinds, plastered emulsion décor and coved ceiling, laminate flooring, ample electric power points, radiator, cast iron feature fireplace set onto tiled hearth, oak panel door to rear allowing access to family shower room/WC.

Family Shower Room

Two UPVC double-glazed windows to rear, further UPVC double-glazed window to side all with made to measure blinds, quality ceramic tiled décor floor to ceiling, plastered emulsion ceiling with recess lighting, ceramic tiled flooring, chrome heated towel rail, white modern suite to include oversized walk-in shower cubicle with overhead rainforest shower and attachments supplied direct from combi system, low-level WC, wash hand basin with central mixer taps set within high gloss base vanity unit, mirrored cabinet above.

First Floor Elevation

Landing

Double landing with papered décor, fitted carpet, spindled balustrade, plastered emulsion and coved ceiling with pendant ceiling light fitting, ample electric power points, oak panel doors to bedrooms 1, 2, 3, cloaks/WC, built-in storage cupboard, further staircase allowing access to

Bedroom 1 (4.81 x 3.03m)

Two UPVC double-glazed sash windows to front with made to measure blinds offering unspoilt views over the surrounding valley, plastered emulsion décor and coved ceiling, quality fitted carpet, radiators, ample electric power points.

Bedroom 2 (3.32 x 3.01m)

UPVC double-glazed window to rear with made to measure blinds overlooking surrounding mountains and rear garden, plastered emulsion décor with one feature wall papered, plastered emulsion and coved ceiling, quality fitted carpet, ample electric power points, a full range of modern two-tone rosewood and ivory high gloss fitted wardrobes, up and over kingsize bed to include box storage, bedside cabinets, ample hanging and shelving space, together with drawer space.

Cloaks/WC

Plastered emulsion décor and coved ceiling with recess lighting, laminate flooring, white suite to include low-level WC, wash hand basin, all fixtures and fittings to remain.

Bedroom 3 (2.62 x 2.67m)

UPVC double-glazed window to rear with unspoilt views and made to measure blinds, plastered emulsion décor and coved ceiling with range of recess lighting, central heating radiator, ample electric power points, laminate flooring.

Loft

Measures the full width and depth of the main property, two genuine Velux double-glazed skylight windows, plastered emulsion décor and ceiling with two modern spotlight fittings, central heating radiator, quality flooring and fitted carpet to one section, range of built-in wardrobes, chest of drawers, storage areas, ideal child's bedroom.

Lower Ground Floor

Staircase allowing access to spacious open-plan kitchen/dining/living room.

Open-Plan Kitchen/Dining/Living Room (4.65 x 6.14m)

UPVC double-glazed window to rear overlooking rear gardens with made to measure blinds, plastered emulsion décor and coved ceiling with modern four-way spotlight fitting, quality tiled flooring, opening to rear through to utility room, additional kitchen, full range of quality light oak bespoke handmade quality farmhouse-style kitchen units comprising ample wall-mounted units, base units, wine racks, drawer sections, display cabinets, quality work surfaces with matching splashback, contrast single sink and drainer with central mixer taps, plumbing for dishwasher, integrated Neff double electric oven, four ring gas hob, extractor canopy fitted above, range of feature display downlighting, matching breakfast bar with stools to remain as seen,

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.