

Detached House - Tonyrefail

£220,000 Sold STC

Property Reference: PP8819



Built in approximately 2006, we offer for sale this deceptively spacious, three bedroom, detached property situated in this quiet, private position, in a cul-de-sac surrounded by similar very well-presented properties. This property benefits from UPVC double-glazing throughout, gas central heating, will be sold including made to measure blinds, fixtures and fittings, integrated appliances to kitchen which include oven, hob, washing machine and dishwasher. It offers fitted wardrobes to master bedroom, together with modern en-suite shower and WC to master bedroom. This property offers excellent family-sized accommodation and offers splendid low maintenance flat gardens to rear with private sections, ideal for hot tubs. It also benefits from driveway to side for off-road parking for a number of vehicles, together with single detached garage and lawned gardens to front, stocked with mature shrubs, plants etc.



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Entranceway

Entrance via composite double-glazed door allowing access to entrance hall.

Hall

Plastered emulsion décor and coved ceiling, radiator,





UPVC double-glazed window to side, quality flooring, electric power points, white panel doors allowing access to cloaks/WC and lounge.

Cloaks/WC

Excellent size, patterned glaze UPVC double-glazed window to side, plastered emulsion décor and ceiling, quality flooring, central heating radiator, modern suite to include low-level WC, wash hand basin complemented with splashback ceramic tiling.

Lounge (5.30 x 4.88m)

UPVC double-glazed window to front with made to measure blinds overlooking front gardens, plastered emulsion décor with one feature wall papered, plastered emulsion and coved ceiling, quality laminate flooring, ample electric power points, radiators, open-plan stairs to first floor elevation with spindled balustrade and quality fitted carpet, Adam-style feature fireplace to main facing wall with marble-effect insert and matching hearth, housing ornamental electric fire, white panel door to rear allowing access to kitchen/diner.



Kitchen/Diner (4.85 x 3.02m)

UPVC double-glazed window to rear overlooking rear gardens, UPVC double-glazed double French doors allowing access onto garden, plastered emulsion décor and ceiling, central heating radiator, quality tiled flooring.



Kitchen Section

Full range of ivory high gloss fitted kitchen units, comprising ample wall-mounted units, base units, drawer pack, wine rack, ample work surfaces with co-ordinate splashback ceramic tiling, feature downlighting and kickboard lighting to remain as seen, integrated four-ring gas hob, electric oven, feature overhead canopy, integrated automatic washing machine and



dishwasher, stainless steel sink and drainer with central waterfall feature mixer taps, ample space for additional appliances and dining table and chairs.

First Floor Elevation

Landing

Plastered emulsion décor and ceiling, generous access to loft, electric power points, UPVC double-glazed window to side, white panel doors to bedrooms 1, 2, built-in storage cupboard, bedroom 3 and family bathroom.

Built-In Storage Cupboard

Freestanding combination boiler supplying domestic hot water and gas central heating.

Bedroom 1 (2.43 x 2.12m)

UPVC double-glazed window to rear overlooking rear gardens, made to measure blinds, plastered emulsion décor and ceiling, fitted carpet, radiator, ample electric power points, telephone point, white panel door to built-in storage cupboard fitted with shelving.

Bedroom 2 (2.96 x 3.37m)

UPVC double-glazed window to rear with made to measure blinds, plastered emulsion décor with one feature wall papered, fitted carpet, radiator, ample electric power points, television aerial socket, range of built-in wardrobes providing ample hanging and shelving space, white panel door to en-suite shower room/WC.

En-Suite Shower Room/WC

Patterned glaze UPVC double-glazed window to side, quality ceramic tiled décor floor to ceiling, plastered emulsion ceiling, ceramic tiled flooring, fixtures and fittings included, Xpelair fan, modern suite to include walk-in shower cubicle with overhead rainforest shower and attachments supplied direct from combi system, circular wash hand basin set onto light oak vanity unit with freestanding central waterfall feature mixer taps, low-level WC, shaver point, chrome heated towel rail.

Bedroom 3 (2.93 x 2.85m)

UPVC double-glazed window to front with roller blinds, plastered emulsion décor with one feature wall papered, plastered emulsion ceiling, quality new fitted carpet, radiator, ample electric power points.

Family Bathroom

Beautifully presented family bathroom, good size, patterned glaze UPVC double-glazed window to front, quality ceramic tiled floor to ceiling, plastered emulsion ceiling, porcelain tiled flooring, all fixtures and fittings included, contrast towel rail, modern white suite to include panelled bath with central waterfall feature mixer taps, close-coupled WC, vanity wash hand basin with central mixer taps housed within high gloss base unit, electric shaver point, vanity mirror with lighting.

Rear Garden

Beautifully presented, low maintenance garden laid to sandstone paved patio with gravel borders leading onto additional flat gardens with astroturf and additional sandstone gardens complemented with private boundaries and secluded area to the rear of the garage.

Front Garden

Laid to lawn with feature borders heavily stocked with mature shrubs, plants etc, external lighting, feature gravel border, side entrance, access to single detached garage.

Detached Garage

Up and over doors, side entrance to rear gardens.

Driveway

Tarmacadam driveway to side for off-road parking for a number of vehicles.

EPC Rating

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.