

Detached House - Penygraig

£159,950

Property Reference: PP10226



Looking for an Excellent Investment Property Here we offer for sale this 1 bedroom ground floor apartment currently occupied with long term tenant, a vacant first floor completely renovated and modernised 2 bedroom apartment and purpose built double detached garage supplied with electric power and light. This freehold property will be sold as seen and offers an excellent return. Self contained flats situated in this sought after popular location offering immediate access to all amenities and facilities are in Great demand. These benefit from upvc dg, gas ch and include complete insulation and comply with fire regulations etc. For further information please contact the office and an early viewing appointment is Highly Recommended.



This is an ideal investment with two self-contained flats, which include 1x one bedroom ground floor flat, 1x two bedroom completely refurbished first floor flat and double garage as a separate concern. These are situated in a prime location offering immediate access to all amenities and facilities. The properties, one being the ground floor is currently let to a long term tenant. The first floor is ready for moving and the garage would be ideal as an extra investment. Extensive works have been carried out on this property to include insulation, sound proofing, fire doors etc and would ideally suit the investor. The properties offer great accommodation and an early viewing is highly recommended. They benefit from UPVC double-glazing, gas central heating and will be sold as seen. The ground floor flat tenant wishes to remain in residence if possible. For further details please contact the office. It briefly comprises, flat 1: hall, lounge, fitted kitchen, bathroom/WC, one bedroom. Flat 2: hallway, modern bathroom/WC, spacious lounge, inner hallway, modern new fitted kitchen, staircase to main street access, two generous sized bedrooms. Garages: double garage with twin up and over doors supplied with electric power and light.

Double Garage (4.97 x 5.18m)

Concrete block-built double garage supplied with electric power and light with double up and over doors, concrete base, excellent for storage or an ideal investment.

77b (First Floor Flat)

Accessed via private walkway allowing access to main entrance.

Entranceway

Entrance via UPVC double-glazed door allowing access to entrance hallway.

Hallway

Plastered emulsion décor and ceiling, UPVC double-glazed



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window to side, radiator, white panel doors allowing access to lounge and bathroom/WC.

Bathroom/WC

Plastered emulsion décor and ceiling with range of recess lighting, Xpelair fan, cushion floor covering, white modern suite to include low-level WC, wash hand basin with central mixer taps, splashback ceramic tiling, panelled bath with central mixer taps and splashback ceramic tiling.

Main Lounge (2.92 x 4.62m)

Two UPVC double-glazed windows to side, plastered emulsion décor, patterned artex ceiling with pendant ceiling light fitting, central heating radiators, quality fitted carpet, ample electric power points, Adam-style feature fireplace with matching insert and hearth housing real flame effect electric fire, further door to inner landing.

Inner Landing

Plastered emulsion décor, patterned artex ceiling, generous access to loft, spindled balustrade, radiator, telephone point, white panel doors allowing access to bedrooms 1, 2, kitchen, with staircase allowing access to ground floor level with door allowing access direct onto Tylacelyn Road.



Kitchen (3.14 x 2.78m)

UPVC double-glazed window to rear, plastered emulsion décor and ceiling with range of recess lighting, cushion floor covering, door to built-in storage cupboard housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating, radiator, ample electric power points, range of high gloss graphite grey modern fitted kitchen units to include wall-mounted units, base units, ample work surfaces with splashback ceramic tiling, single sink and drainer unit with central



mixer taps, plumbing for automatic washing machine, integrated electric oven, four ring gas hob.

Bedroom 1 (2.62 x 4.12m)

UPVC double-glazed window to front, plastered emulsion décor and ceiling, modern fitted carpet, radiator, electric power points.

Bedroom 2 (3.14 x 2.13m)

UPVC double-glazed window to front, plastered emulsion décor, patterned artex ceiling, modern new fitted carpet, radiator, electric power points.

77a (Ground Floor Flat)

Accessed via private walkway.

Entranceway

Entrance via UPVC double-glazed door allowing access to kitchen.

Kitchen (3.19 x 4.31m)

UPVC double-glazed window to side, plastered emulsion décor, textured and coved ceiling, fitted carpet, radiator, ample electric power points, wall-mounted gas combination boiler supplying domestic hot water and gas central heating, full range of light oak fitted kitchen units comprising ample wall-mounted units, base units, leaded display cabinets, drawer packs, ample work surfaces with co-ordinate splashback ceramic tiling, single sink and drainer unit with mixer taps, plumbing for automatic washing machine, ample space for additional appliances as required, sapele door allowing access to bathroom/WC, further opening allowing access to lobby.

Bathroom/WC

Patterned glaze UPVC double-glazed window to side, plastered emulsion décor, tongue and groove panelled ceiling, fitted carpet, radiator, white suite to include low-level WC, wash hand basin with splashback ceramic tiling, panelled bath with twin handgrips with splashback ceramic tiling.

Lobby

Access to understairs storage, door allowing access to lounge.

Lounge (3.86 x 3.90m)

UPVC double-glazed window to rear, plastered emulsion décor, patterned artex and coved ceiling, fitted carpet, radiator, ample electric power points, secure door to side allowing access to hallway with main entrance from Tylacelyn Road, patterned glaze panel door to rear allowing access to bedroom.

Bedroom (3.13 x 3.59m)

UPVC double-glazed window to front, plastered emulsion décor, textured emulsion and coved ceiling, fitted carpet, radiator, ample electric power

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.