

Detached House - Tonypandy

£350,000

Property Reference: PP10559



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This is a beautifully presented, extended, four bedroom, detached property situated in this prime location, offering immediate access to all amenities and facilities, schools at all levels, colleges, transport connections and road links via A4119 for M4 corridor. This property offers excellent family-sized accommodation and must be viewed internally to be fully appreciated. The property benefits from UPVC double-glazing, gas central heating, will include all fitted carpets, floor coverings, blinds, light fittings and many extras. The kitchen has benefitted from an extension to house open-plan kitchen/breakfast room/dining room/sitting room with feature walls, central island and breakfast bar, full range of integrated appliances including Smeg oven. It affords a separate utility room with built-in barbecue to remain as seen, purpose-built wetroom/shower room/WC, together with additional family bathroom/WC/shower to first floor. The bedrooms benefit from a range of quality fitted wardrobes and built-in wardrobes throughout. This property must be viewed. The garden is accessed via bi-folding doors onto zero maintenance rear garden laid to patio and artificial grass with side access and purpose-built outbuilding, The front gardens, laid to artificial grass, patio with glass balustrade and off-road parking. Be sure to arrange your viewing today. This property is being sold with no onward chain and a quick completion is available if required. It briefly comprises, entrance hallway, sitting room, lounge, open-plan sitting room/dining room/kitchen/breakfast room, fitted utility room, shower room/WC, first floor landing, four generous sized bedrooms, family bathroom/WC/shower,





garden to front and rear with outbuilding, side access, driveway for off-road parking.

Entranceway

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

Hallway

UPVC double-glazed window to side, plastered emulsion décor and ceiling with range of recess lighting, quality modern tiled flooring, panel doors allowing access to lounge and sitting room, open-plan stairs to first floor elevation with quality fitted carpet and feature lighting.

Sitting Room (2.62 x 5.31m)

UPVC double-glazed bi-folding doors to front with made to measure blinds allowing access onto front patio and driveway with outstanding and unspoilt views over the surrounding valley, plastered emulsion décor and ceiling with range of recess lighting and dropped feature with additional recess lighting, one feature wall with display shelving and overhead lighting, radiator, quality flooring, ample electric power points.

Lounge (3.23 x 4.09m not including depth of recesses)

UPVC double-glazed window to front offering unspoilt views with made to measure blinds to remain, plastered emulsion décor and ceiling with full range of recess lighting, quality flooring, radiator, modern panel door to understairs storage, one feature wall with feature tiled frontage and recess ideal for insertion of flatscreen television with two papered recessed either side, double modern glazed panel doors to rear allowing access to impressive open-plan kitchen/dining room/sitting room.

Open-Plan Kitchen/Dining Room/Sitting Room (5.34 x 5.55m not including depth of recesses)

This

open-plan room must be viewed to be fully appreciated, benefitting from plastered emulsion décor with one feature tiled wall with range of feature lighting, porcelain tiled flooring, plastered emulsion ceiling with range of recess lighting and feature downlighting, to one section its UPVC glass panel roof allowing plenty of natural light, UPVC double-glazed bi-folding doors opening onto rear gardens, one feature wall with recess ideal for insertion of flatscreen television and feature ethanol fire beneath, full range of quality high gloss dove grey fitted kitchen units comprising ample wall-mounted units, larder units, pan drawers, all with display lighting, space for American-style fridge/freezer, integrated Smeg oven, feature modern Gorenje electric induction hob, further matching electric oven, central island with matching breakfast bar with pop-up electric power points with granite work surfaces and insert sink, freestanding mixer water taps and grooved drainer, ample electric power points, modern radiator, modern panel door to side allowing access to utility.

Utility Room

Plastered emulsion décor and ceiling with recess lighting, porcelain tiled flooring, further range of base units, plumbing for automatic washing machine, ample electric power points, pan drawers, built-in barbecue to remain with extractor canopy fitted above, ample work surfaces, modern panel door to rear allowing access to shower room/WC.

Shower Room/WC

Quality ceramic tiled to halfway, complete to shower area, plastered emulsion décor above, tiled flooring, plastered emulsion ceiling, range of recess lighting, Xpelair fan, genuine Velux double-glazed skylight window, modern suite to include close-coupled WC, wash hand basin set within high gloss base vanity unit with splashback ceramic tiling and mirror touchscreen vanity light above, walk-in overhead rainforest shower with attachments with clear glazed screen.

First Floor Elevation

Landing

Plastered emulsion décor and ceiling with generous access to loft and pulldown ladder, range of recess lighting, quality fitted carpet, spindled balustrade, electric power points, modern panel doors to bedrooms 1, 2, family bathroom, bedrooms 3, 4.

Bedroom 1 (2.34 x 2.68m)

UPVC double-glazed window to front offering unspoilt views with made to measure blinds, plastered emulsion décor and ceiling with recess lighting, quality flooring, radiator, ample electric power points, built-in wardrobe with hanging and shelving space.

Bedroom 2 (2.05 x 1.86m not including depth of built-in wardrobes)

UPVC double-glazed window to rear with made to measure blinds overlooking rear gardens, plastered emulsion décor and ceiling with range of recess lighting, radiator, fitted carpet, ample electric power points, full range of built-in wardrobes to one wall providing ample hanging and shelving space.

Family Bathroom

Beautifully presented family bathroom with UPVC double-glazed window to rear, quality modern ceramic tiled décor floor to ceiling with one feature wall, quality tiled flooring, plastered emulsion ceiling with range of recess lighting, Xpelair fan, modern suite to include modern freestanding tub bath with freestanding waterfall feature mixer taps and shower attachment, close-coupled WC, oval wash hand bowl set within granite vanity surface with wall-mounted waterfall feature mixer taps, all complemented with high gloss base vanity units and lighting, walk-in double shower cubicle with overhead rainforest shower and attachments supplied direct from combi system, range of recess shelving which must be

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.