

Semi-Detached House - Tonyrefail

£169,950

Property Reference: PP10550



propertyplus
property-plus.co.uk

This is a spacious, double extended, renovated and modernised, three bedroom, semi-detached property with gardens to front and rear and side access, situated in this popular location offering unspoilt south-facing views over the surrounding hills and countryside.



Property Reference: PP10550

This is a spacious, double extended, renovated and modernised, three bedroom, semi-detached property with gardens to front and rear and side access, situated in this popular location offering unspoilt south-facing views over the surrounding hills and countryside. It offers easy access to the heart of the village of Tonyrefail with its super school, leisure facilities, sports ground and easy access to A4119 link road for M4 corridor. This property benefits from UPVC double-glazing, gas central heating and will be sold with no onward chain. It affords excellent sized gardens to front and rear, purpose-built outbuilding and excellent rear access. An early viewing is highly recommended. It briefly comprises, open-plan lounge/diner, fitted kitchen, lobby, first floor landing, three double bedrooms, family bathroom/WC, gardens to front and rear.

Entranceway

Entrance via UPVC double-glazed door allowing access to open-plan lounge/diner.

Open-Plan Lounge/Diner (6.67 x 4.92m)

UPVC double-glazed bay window to front overlooking front gardens and with unspoilt views over the surrounding valley and mountains, UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor with one feature wall papered, plastered emulsion and coved ceiling, laminate flooring, central heating radiators, open-plan stairs to first floor elevation with fitted carpet and spindled balustrade, feature archway to centre with recess lighting, wall-mounted and boxed in electric service meters, double doors to understairs storage facility, patterned glaze panel door to rear allowing access to kitchen/breakfast room.

Kitchen/Breakfast Room (3.40 x 2.98m)

UPVC double-glazed



propertyplus
property-plus.co.uk

propertyplus

propertyplus

propertyplus
property-plus.co.uk



window to side, plastered emulsion décor with feature panelling to halfway, patterned artex and coved ceiling, cushion floor covering, full range of fitted kitchen units comprising ample wall-mounted units, base units, ample work surfaces, single sink and drainer, plumbing for automatic washing machine and dishwasher, ample space for additional appliances, radiator, door to rear allowing access to lobby.

Lobby

Plastered emulsion décor, patterned artex ceiling, cushion floor covering, UPVC double-glazed door to side, central heating radiator, door to side to built-in storage cupboard.



First Floor Elevation

Landing

Plastered emulsion décor, textured emulsion and coved ceiling, laminate flooring, spindled balustrade, white panel doors to bedrooms 1, 2, 3, family bathroom.

Bedroom 1 (2.17 x 3.25m not including depth of recesses)

UPVC double-glazed window to side offering unspoilt views, plastered emulsion décor with one papered wall, plastered emulsion and coved ceiling, access to loft, laminate flooring, radiator, ample electric power points, recess area ideal for fitted wardrobe.



Bedroom 2 (2.86 x 4.05m)

UPVC double-glazed window to front offering unspoilt views, plastered emulsion décor and coved ceiling, laminate flooring, radiator, ample electric power points.

Family Bathroom

Patterned glaze UPVC double-glazed window to rear, plastered emulsion décor with feature PVC panelling to halfway to two walls and complete to bath area, textured emulsion ceiling with Xpelair fan, cushion floor covering, radiator, range of built-in storage cupboards, one



Property Reference: PP10550

housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating, white suite to include panelled bath with electric shower fitted over bath, low-level WC, wash hand basin.

Bedroom 3 (3.49 x 2.84m)

UPVC double-glazed window to side, plastered emulsion décor, textured emulsion ceiling, laminate flooring, radiator, ample electric power points.

Rear Garden

Laid to patio, further allowing access onto terraced gardens, laid to lawned patio area and decked patio with spindled balustrade, purpose-built outbuilding, rear access, side access, outside courtesy lighting.

Front Garden

Laid to decking with lawned sections, rendered front boundary wall with timber balustrade, porchway and side access.

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.