

**Semi-Detached House - Tonyrefail**

**£150,000**

*Property Reference: PP10198*



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This is a deceptively spacious, extended, three bedroom, semi-detached property situated here in this quiet, cul-de-sac position, ideal family home with unspoilt picturesque views to the front over the surrounding countryside. The property has been very well maintained throughout, benefitting from UPVC double-glazing, gas central heating, will be sold with all blinds, curtains, curtain poles, fitted carpets, floor coverings, fitted wardrobes and many extras and must be viewed to be fully appreciated. It is being offered for sale with no onward chain, very realistically price in order to achieve a quick sale. This property offers incredible potential to create your dream home. Such a quiet, peaceful location surrounded by countryside yet offering easy access to all amenities and facilities. It briefly comprises, entrance hallway, shower room/cloaks/WC, open-plan lounge/diner, fitted kitchen with central island/sitting room/dining room, fitted utility room, first floor landing, three generous sized bedrooms, family bathroom/WC, garden to rear with glasshouse and outbuildings, garden to front.

#### Entranceway

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

#### Hallway

Papered décor, plastered emulsion and coved ceiling with recess lighting, ceramic tiled flooring, radiator, recess area fitted with display shelving, white panel door to rear allowing access to cloaks/Shower Room, matching door to side allowing access to lounge.

#### Cloaks/Shower Room

Patterned glaze UPVC double-glazed window to side with roller blinds, ceramic tiled décor to three walls floor to ceiling, textured emulsion ceiling, Xpelair fan, ceramic tiled flooring, white





suite to include close-coupled WC, wash hand basin set within base vanity unit, walk-in shower cubicle with shower supplied direct from combi system, central heating radiator, one wall papered.

Lounge (4.36 x 4.16m not including substantial depth of recesses)

UPVC double-glazed patio doors to front with matching panels either side allowing access and overlooking front gardens and with unspoilt views over the surrounding countryside, papered décor, textured and coved ceiling with pendant ceiling light fitting and range of recess lighting, central heating radiator, ample electric power points, telephone point, open-plan stairs to first floor elevation, recess fitted with shelving, ample electric power points, fitted carpet, white panel door to rear allowing access to spacious open-plan sitting room/dining room/kitchen.

Open-Plan Sitting Room/Dining Room/Kitchen (3.10 x 6.50m)

Papered décor, feature wood panelling to one section, textured emulsion and coved ceiling with ceiling light fittings to remain.

Dining Room/Sitting Room Area

UPVC double-glazed window to rear with roller blinds, fitted carpet, feature fireplace with remain as seen with ornamental fire, ample electric power points, range of display shelving, radiator, leading through to kitchen section.

Kitchen Section

UPVC double-glazed window to side with roller blinds, non-slip flooring, full range of light oak-effect fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, display cabinets, ample work surfaces with co-ordinate splashback ceramic tiling, matching central

island with breakfast stools to remain as seen, cooking range to remain, single sink and drainer unit with central mixer taps, white panel door allowing access to utility room.

## Utility Room

Generous sized utility room with UPVC double-glazed window to side, UPVC double-glazed door to rear allowing access to gardens, access to understairs storage fitted with shelving and service meters, double radiator, non-slip flooring, further range of white fitted kitchen units comprising ample base units, work surfaces with co-ordinate splashback ceramic tiling, single sink and drainer unit with central mixer taps, plumbing for automatic washing machine, ample space for additional appliances, further range of display shelving to remain as seen.

## First Floor Elevation

### Landing

Papered décor, textured emulsion ceiling, generous access to loft, white panel doors to bedrooms 1, 2, 3, family bathroom/WC, built-in storage cupboard housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

### Bedroom 1 (4 x 3.24m)

UPVC double-glazed window to front offering unspoilt views over the surrounding countryside, papered décor, patterned artex ceiling, fitted carpet, wall light fittings to remain as seen, ample electric power points, radiator, built-in storage cupboard.

### Bedroom 2 (3.95 x 2.69m)

UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor, patterned artex ceiling, fitted carpet, radiator, ample electric power points, full range of built-in wardrobes to include up and over double bed, box storage, display cabinets, bedside cabinets providing ample hanging and shelving space.

### Bedroom 3 (2.49 x 2.35m)

UPVC double-glazed window to rear overlooking rear gardens, papered décor, patterned artex ceiling, fitted carpet, radiator, electric power points.

## Family Bathroom/WC

Patterned glaze UPVC double-glazed window to front, ceramic tiled décor floor to ceiling, tongue and groove panelled ceiling with light fitting, fitted carpet, radiator, white suite comprising panelled bath, low-level WC, wash hand basin set within base vanity unit with wall-mounted vanity mirror, electric shower fitted over bath.

## Rear Garden

Excellent sized garden laid to patio and grass terraces, access to decked patio area, glasshouse to remain as seen, purpose-built outbuilding supplied with electric power and light.

## Front Garden

Maintenance-free, laid to patio with canopy and outside courtesy lighting, block and brick built front boundary wall with wrought iron balustrade above and matching gate allowing main access.

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## 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

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# 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.