

Semi-Detached House - Tonyrefail

£140,000

Property Reference: PP10776



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#### Entranceway

Entrance via aluminium patterned glaze panel door allowing access to entrance porch.

#### Porch

Fitted carpet, allowing access via aluminium double-glazed panel door to entrance hallway.

#### Hallway

Papered décor and ceiling, fitted carpet, radiator, staircase to first floor elevation with matching fitted carpet, wall-mounted and boxed in electric service meters, white panel door to side allowing access to lounge.

#### Lounge (3.51 x 4.74m)

UPVC double-glazed window to front overlooking front gardens, papered décor, picture rail, papered ceiling, chandelier light fitting, feature mahogany-effect fireplace with tiled







hearth housing ornamental electric fire with two recess alcoves either side, fitted carpet, radiator, ample electric power points, telephone point, white panel door to rear allowing access to kitchen/breakfast room.

#### Kitchen/Breakfast Room (3.61 x 3.01m)

Two UPVC double-glazed windows to rear with roller blinds, ceramic tiled décor to halfway with papered décor above, tiled-effect laminate flooring, electric power points, radiator, wall-mounted gas combination boiler supplying domestic hot water and gas central heating, full range of white high gloss kitchen units comprising ample wall-mounted units, base units, drawer packs, ample work surfaces with co-ordinate splashback ceramic tiling, freestanding gas cooker with extractor canopy fitted above, textured emulsion ceiling with four-way spotlight fitting, single sink and drainer unit with central mixer taps, plumbing for automatic washing machine, ample space for additional appliances, ample space for dining table and chairs if required, white panel door to side allowing access to lobby.

#### Lobby

Ceramic tiled décor to halfway, papered décor above, textured emulsion ceiling, ceramic tiled-effect laminate flooring, door to understairs storage, UPVC double-glazed door to side allowing access to front and rear gardens, garage and driveway, white panel door to rear allowing access to shower room/WC.

#### Shower Room/WC

Patterned glaze UPVC double-glazed window to rear, marble-effect panelled PVC floor to ceiling, textured emulsion ceiling, non-slip flooring, radiator, suite to include low-level WC, corner wash hand basin

with central mixer taps housed within base vanity unit, corner shower cubicle with electric shower.

## First Floor Elevation

### Landing

UPVC double-glazed window to side, papered décor and ceiling, fitted carpet, access to loft, white panel doors to bedrooms 1, 2, 3.

### Bedroom 1 (2.93 x 4.06m not including depth of recesses)

UPVC double-glazed window to front, papered décor, textured emulsion ceiling, fitted carpet, radiator, ample electric power points, door to side allowing access to en-suite shower room/WC.

### En-Suite Shower Room/WC

Plastered emulsion décor, textured emulsion ceiling, laminate flooring, radiator, suite to include low-level WC, wash hand basin with splashback ceramic tiling, walk-in shower cubicle fully ceramic tiled with electric shower, Xpelair fan.

### Bedroom 2 (2.61 x 3.51m)

UPVC double-glazed window to rear overlooking rear gardens, papered décor, plastered emulsion ceiling, fitted carpet, radiator, electric power points, double sliding doors to built-in storage cupboard.

### Bedroom 3 (2.63 x 2.52m)

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

### Driveway

Tarmacadam driveway shared between number 3 and number 4 allows access to a private driveway for off-road parking for one vehicle with access to detached garage of excellent size with up and over doors, lawned gardens heavily stocked with mature shrubs, plants, evergreens etc with colour paved patio and outside water tap fitting and courtesy lighting.

### Garage

Supplied with electric power and offers excellent storage.

### Front Garden

Laid to patio with gravel features and heavily stocked with mature plants, shrubs, evergreens etc, driveway accessed via double wrought iron gates.

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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.