

End of Terrace - Tonypanyd

£179,500

Property Reference: PP10681



This is an incredibly spacious, extended, three bedroom, end-terrace property with loft storage, situated here in this prime location, offering immediate access to all amenities and facilities including transport links, leisure facilities, road links for M4 corridor and healthcare and so much more.



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Entranceway

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

Porch

Plastered décor, matching ceiling with pendant ceiling light fitting, cushion floor covering, ornate glazed panel door to rear allowing access to lounge.

Lounge (7.05 x 5.53m)

UPVC double-glazed window to front, plastered emulsion





décor and ornate coved ceiling with matching centrepiece and two pendant ceiling light fittings, three central heating radiators, ample electric power points, feature fireplace with insert and hearth, UPVC double-glazed window to rear through to kitchen/breakfast room, bevel-edged glaze panel door to rear allowing access to kitchen/breakfast room.



Kitchen/Breakfast Room (5.36 x 4.37m)

Plastered emulsion décor and ceiling with coving and electric striplight fittings, two central heating radiators, quality ceramic tiled flooring, UPVC double-glazed window and door to rear allowing access and overlooking rear garden, full range of light beech fitted kitchen units comprising ample wall-mounted units, base units, display cabinets, larder units, corner display shelving, ample work surfaces with co-ordinate splashback ceramic tiling, additional wine rack, industrial stainless steel double sink and drainer with 2x central mixer taps, splashback ceramic tiling, central island acting as excellent sized family breakfast bar, integrated electric oven, four ring gas hob, extractor canopy fitted above, bevel-edged glaze panel door allowing access to staircase allowing access to first floor elevation.



First Floor Elevation

Plastered emulsion décor and ceiling, fitted carpet, electric power points, radiator, modern feature panel doors to bedrooms 1, 2, family bathroom, bedroom 3, further staircase with spindled balustrade and fitted carpet allowing access to loft storage.

Bedroom 1 (3.56 x 2.50m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor



and ceiling with coving and recess lighting, fitted carpet, radiator, electric power points.

Bedroom 2 (3.45 x 4.50m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and coved ceiling with range of recess lighting, fitted carpet, radiator, ample electric power points.

Family Bathroom

Excellent size with patterned glaze UPVC double-glazed window to rear, fully ceramic tiled floor to ceiling, plastered emulsion ceiling with Xpelair fan, coving and range of recess lighting, fitted carpet, radiator, full suite fitted in white comprising oversized corner bath with seating area and central mixer taps, low-level WC, wash hand basin, double walk-in shower cubicle with electric shower, built-in storage cupboard fitted with shelving housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

Bedroom 3 (4.38 x 2.80m)

UPVC double-glazed window to side with made to measure blinds, plastered emulsion décor, patterned artex and coved ceiling, fitted carpet, radiator, ample electric power points.

Loft Storage

Measures full width and depth of the main property, plastered emulsion décor and ceiling with electric striplight fittings, genuine Velux double-glazed skylight window, fitted carpet, ample electric power points, spindled balustrade, full range of built-in storage and built-in wardrobes.

Rear Gardens

Maintenance-free laid to artificial grass with decorative gravel borders, original stone boundary wall with side access, additional private garden area with access via roller shutter doors with artificial grass-laid sections, decked area ideal for hot tub perhaps, access to potential sports bar/office.

Garage Conversion (4.17 x 4.89m)

Plastered emulsion décor and ceiling with range of recess lighting, UPVC double-glazed windows with made to measure roller blinds, UPVC double-glazed bar and half-and-half style door, two radiators, ample electric power points, quality fitted carpets, double doors to built-in storage cupboards, matching door allowing access to en-suite shower room/WC.

En-Suite Shower Room/WC

Plastered emulsion décor and ceiling with coving and recess lighting, cushion floor covering, radiator, Xpelair fan, wall-mounted gas combination boiler supplying domestic hot water and gas central heating, low-level WC, wash hand basin, walk-in shower cubicle with overhead rainforest shower supplied direct from combi system.

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.