

# propertyplus

# for sale

## Terraced House - Penygraig

## £79,950 Sold STC

Property Reference: PP10904



Ideal for first time buyer, situated in this prime, convenient location, offering immediate access onto A4119 link road for M4 corridor and Llantrisant, we are delighted to offer to the market this very realistically priced, two double bedroom, double-fronted, terraced cottage, renovated and modernised, offering great accommodation and allowing first time buyers to get onto the property ladder.



[www.propertypluswales.co.uk](http://www.propertypluswales.co.uk)

Call Free 0800 043 7300



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#### Entranceway

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

#### Porch

Plastered emulsion décor, patterned artex ceiling, wall-mounted and boxed in electric service meters, white panel door to rear allowing access to lounge.

#### Lounge (4.10 x 4.54m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and ceiling with pendant ceiling light fitting, two radiators, Adam-style feature fireplace with marble-effect insert and matching hearth housing ornamental electric fire, electric power points, open-plan stairs to first floor elevation with ranch-style balustrade, fitted carpet, white panel door to rear allowing access to kitchen, double French glazed panel doors to side allowing access to sitting room/dining room.

#### Sitting Room/Dining Room







(2.47 x 4.50m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and ceiling with light fitting, radiator, fitted carpet, ample electric power points, gas service meters housed within storage cupboard.



Kitchen/Breakfast Room (3.50 x 3.57m)

UPVC double-glazed window to rear with roller blinds, plastered emulsion décor and coved ceiling with recess lighting, cushion floor covering, radiator, full range of light beech fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, ample work surfaces with co-ordinate splashback ceramic tiling, space for gas or electric cooker, ample space for appliances, space for kitchen table and chairs, single sink and drainer unit with central mixer taps, plumbing for automatic washing machine, wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

First Floor Elevation

Landing

UPVC double-glazed window to rear, plastered emulsion décor, textured ceiling, fitted carpet, white panel doors to bedrooms 1, 2, family bathroom.



Family Bathroom

Patterned glaze UPVC double-glazed window to rear, textured décor, patterned artex ceiling, two walls ceramic tiled, cushion floor covering, radiator, suite to include panelled bath with twin handgrips, electric shower fitted over bath, low-level WC, wash hand basin.

Bedroom 1 (3.42 x 3.66m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor, papered to halfway, patterned artex ceiling, fitted carpet, radiator, electric power points, door to built-in



storage cupboard.

#### Bedroom 2 (2.72 x 3.60m)

UPVC double-glazed window to front with made to measure blinds, papered décor, textured ceiling, access to loft, fitted carpet, radiator, electric power points.

#### Rear Garden

Laid to concrete yard with outside courtesy lighting, no rear lane access.

#### Front Garden

Laid to concrete with front boundary wall, timber gate allowing main

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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.