

# propertyplus for sale

## Detached House - Tonyrefail

£335,000

Property Reference: PP9152



Situated here in this prime, residential location, we are delighted to offer to the market this beautiful, four bedroom, detached property with double garage, gardens to front and rear, driveway to accommodate off-road parking for a number of vehicles, ideal for caravans or motorhome.



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

Call Free 0800 043 7300

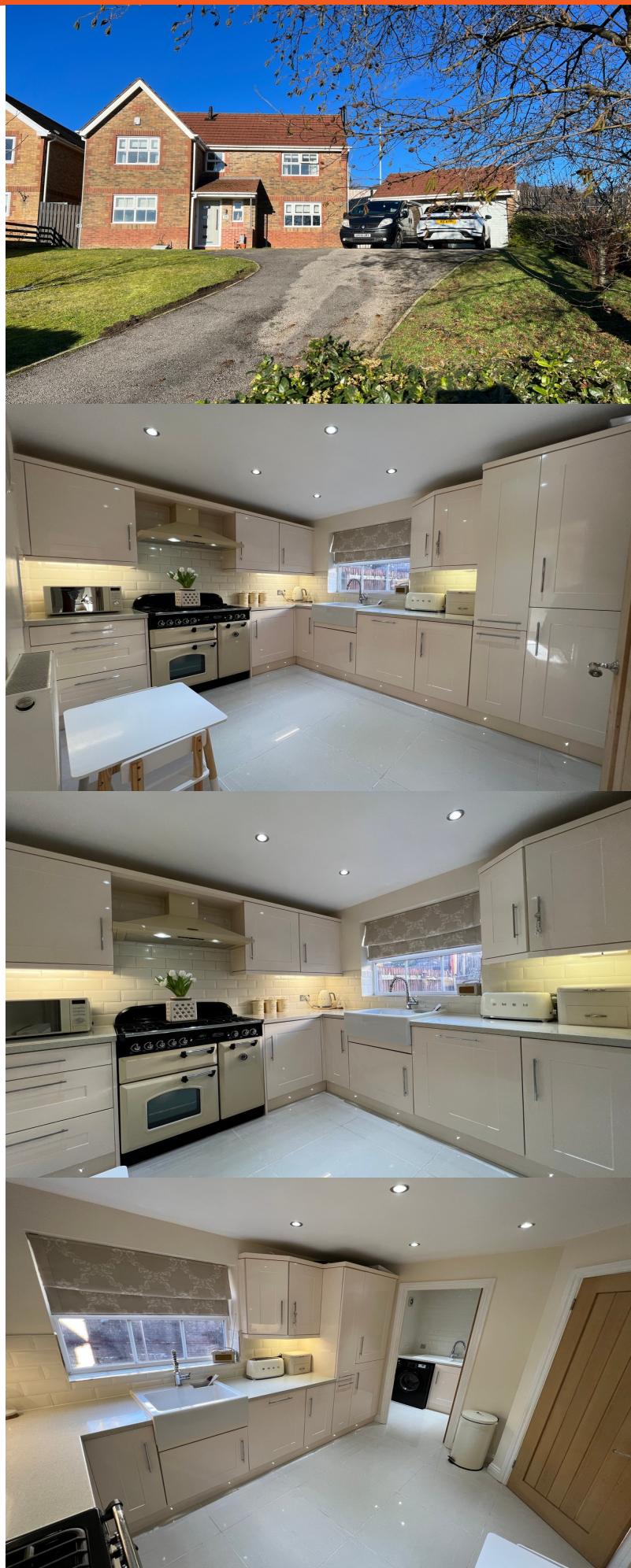
# Detached House - Tonyrefail

£335,000

Property Reference: PP9152

Situated here in this prime, residential location, we are delighted to offer to the market this beautiful, four bedroom, detached property with double garage, gardens to front and rear, driveway to accommodate off-road parking for a number of vehicles, ideal for caravans or motorhome. This property, immaculate throughout, offers executive family-style accommodation, situated in such a prime location, offering immediate access to all facilities and amenities including schools at all levels, leisure facilities, road links for M4 corridor and not forgetting outstanding walks and views over the surrounding countryside. This property really must be viewed. It will be sold including all quality fitted carpets, floor coverings, made to measure blinds, built-in wardrobes, fitted wardrobes, fixtures and fittings throughout. An early internal viewing is essential to appreciate the style and quality of the finish throughout. It benefits from UPVC double-glazing, gas central heating, full range of integrated appliances to remain within the upgraded modern kitchen including cooking range, log burner to the main lounge. Extremely high standard throughout. Gardens to front and rear, a genuine family home. It briefly comprises, impressive open-plan entrance hallway, spacious lounge, sitting room/dining room, cloaks/WC, modern fitted kitchen with integrated appliances, fitted utility room, first floor impressive open-plan landing, four generous sized bedrooms, two with built-in wardrobes, one with fitted wardrobes, oversized family modern bathroom/WC/shower, gardens to front and rear, double detached garage, driveway for off-road parking for a number of vehicles.

Entranceway  
Entrance





via modern composite double-glazed panel door allowing access to impressive open-plan entrance hallway.

### Hallway

UPVC double-glazed window to front, plastered emulsion décor and coved ceiling, central heating radiator, quality porcelain tiled flooring, electric power points, open-plan stairs to first floor elevation with modern fitted carpet and spindled balustrade, light oak panel doors allowing access to lounge, dining room/sitting room, cloaks/WC, kitchen.



### Lounge (3.39 x 5.44m)

UPVC double-glazed window to front with made to measure blinds overlooking front driveway and gardens, UPVC double-glazed French doors to rear overlooking and allowing access to rear gardens and with built-in blinds, plastered emulsion décor with contrast papered wall, plastered emulsion and coved ceiling, quality fitted carpet, two central heating radiators, ample electric power points, Inglenook recess fireplace with oak mantel housing genuine log burner.



### Kitchen (2.80 x 3.45m)

UPVC double-glazed window with blinds to rear overlooking rear gardens, plastered emulsion décor and ceiling with range of recess lighting, porcelain tiled flooring, radiator, full range of high gloss ivory fitted kitchen units comprising ample wall-mounted units, base units, kickboard lighting, vanity feature lighting, larder units, pullout modern storage units, Belfast sink with flexi central mixer tap, integrated dishwasher, fridge/freezer, cooking range to remain as seen, modern light oak panel door allowing access to utility room.



### Utility Room

Plastered emulsion décor and ceiling with full range of

recess lighting, porcelain tiled floor, radiator, ample electric power points, further range of base units to match kitchen units with single sink and drainer with flexi mixer taps, plumbing for automatic washing machine.

### Cloaks/WC

Patterned glaze UPVC double-glazed window to side with made to measure blinds, plastered emulsion décor and ceiling, one feature wall tiled, tiled flooring, chrome heated towel rail, modern suite to include close-coupled WC, feature circular bowl wash hand basin with wall-mounted central mixer taps and feature stone tiling.

### Dining Room/Sitting Room (3.30 x 3.15m)

UPVC double-glazed window to front with made to measure blinds, overlooking front gardens and with unspoilt views, plastered emulsion and coved ceiling, plastered emulsion décor with one feature wood panelled wall, quality fitted carpet, radiator, ample electric power points.

### First Floor Elevation

#### Landing

Impressive first floor landing with UPVC double-glazed window to front offering unspoilt views, plastered emulsion décor and coved ceiling with generous access to loft, radiator, electric power points, quality fitted carpet, light oak panel doors allowing access to bedrooms 1, built-in storage cupboard, bedroom 2, family bathroom, bedroom 3 and 4. Built-in storage cupboard housing wall-mounted brand new gas combination boiler supplying domestic hot water and gas central heating.

#### Bedroom 1 (3.05 x 2.85m)

UPVC double-glazed window to front with made to measure blinds overlooking front gardens and with unspoilt views over the surrounding countryside, plastered emulsion décor with one feature wall wood panelled, plastered emulsion and coved ceiling, quality fitted carpet, radiator, ample electric power points, full range of built-in quality wardrobes to one wall providing ample hanging and shelving space.

#### Bedroom 2 (3.11 x 3.15m)

UPVC double-glazed window to rear with made to measure blinds overlooking rear gardens, plastered emulsion décor with one feature wall papered, plastered emulsion and coved ceiling, quality modern fitted carpet, ample electric power points, some with USB connections, radiator, full range of quality built-in wardrobes to one wall providing ample hanging and shelving space.

### Family Bathroom

Generous sized family bathroom with patterned glaze UPVC double-glazed window to rear with made to measure blinds, fully quality tiled décor with one feature porcelain stone tiled wall, tiled flooring, chrome heated towel rail, beautiful bathroom suite to include modern tub bath with freestanding central waterfall mixer taps and shower attachment, close-coupled WC, wall-mounted high gloss vanity unit with stone wash hand basin and wall feature central waterfall mixer taps, feature touchscreen, bluetooth vanity mirror with speaker above, oversized walk-in shower cubicle with overhead rainforest shower with attachments supplied direct from combi system, integrated touchscreen television to remain as seen.

#### Bedroom 3 (2.29 x 2.95m)

UPVC double-glazed window to rear with made to measure blinds, plastered emulsion décor and coved ceiling, quality fitted carpet, radiator, ample electric power points, full range of wardrobes to one wall providing ample hanging and shelving space with feature display lighting.

#### Bedroom 4 (3.51 x 2.46m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor with one feature wall papered, plastered emulsion and coved ceiling, quality fitted carpet, radiator, ample electric power points.

### Rear Garden

Excellent sized garden laid to paved patio

---

## 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.