

# propertyplus

# for sale

**Detached House - Tonyrefail**

**£350,000 Sold STC**

*Property Reference: PP10999*



This is an impressive, outstanding, spacious, Victorian-style, three storey property of incredible size, formerly the old doctor's surgery house, set within its own grounds of gardens, patio areas and driveways for off-road parking for a number of vehicles.



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

**Call Free 0800 043 7300**



# Detached House - Tonyrefail

£350,000 Sold STC

Property Reference: PP10999

This is an impressive, outstanding, spacious, Victorian-style, three storey property of incredible size, formerly the old doctor's surgery house, set within its own grounds of gardens, patio areas and driveways for off-road parking for a number of vehicles. It is currently one family home with lower ground floor Granny annex. The property being so diverse, offers outstanding family-sized home, could be utilised as family home with Granny/student annex to lower ground floor or alternatively, subject to planning from Local Authority, possible conversion to three luxury apartments, all with ample off-road parking in addition to the purpose-built outbuilding detached garage of great size, ideal for storage. This property benefits from UPVC double-glazing, gas central heating, much of the original character and charm still remains, while upgrading, renovating and modernising complements this. An early viewing appointment is essential to appreciate its size and potential. It is situated in a prominent position, offering immediate access to the main village of Tonyrefail itself, schools and leisure facilities and of course road links via A4119 for Llantrisant, Talbot Green and M4 corridor. The main property briefly comprises, entrance porch, impressive open-plan entrance hallway, cloaks/WC, reception room 1, main lounge reception room 2, fitted kitchen/breakfast room, utility room, first floor spacious open-plan landing, four generous sized bedrooms, family bathroom/WC with freestanding tub, lower ground floor, main lounge, second reception room, fitted kitchen, bathroom/WC, two double bedrooms, gardens to front, side and rear, purpose-built outbuilding/garage.

Entranceway







Entrance via modern composite double-glazed panel door allowing access to porch.

## Porch

Ceramic tiled décor to two thirds with papered décor above, textured ceiling, ceramic tiled flooring, UPVC double-glazed door with matching panel to side allowing access to entrance hallway.

## Hallway

Impressive entrance hallway with plastered emulsion décor, original picture rail, one feature wall papered, plastered emulsion and coved ceiling, porcelain tiled flooring, central heating radiator with lattice work cover, electric power points, open-plan stairs to first floor elevation, feature original colour-stained and leaded glazed panel window to side, doors allowing access to sitting room, lounge, kitchen, cloaks/WC, further door allowing access to lower ground floor.



## Cloaks/WC

Original patterned glaze steel window to front, tiled décor to halfway, plastered emulsion décor above with one section papered, tiled flooring, textured ceiling, alarm controls, white suite to include low-level WC, wash hand basin set onto freestanding vanity cabinet with freestanding central mixer taps.



## Sitting Room (3.56 x 3.31m)

UPVC double-glazed window to front and side, plastered emulsion décor with one feature wall papered, plastered emulsion ceiling with coving, original picture rail, laminate flooring, radiator, feature fireplace to remain as seen, ample electric power points.

## Main Lounge (3.83 x 4.75m)

UPVC double-glazed window to side, further matching window to rear overlooking gardens, plastered emulsion décor with one feature wall papered, plastered emulsion and coved



ceiling, central heating radiator with lattice work cover, wood panelled flooring, oversized Adam-style feature fireplace with matching insert and hearth housing ornamental electric fire, ample electric power points.

## Kitchen (3.82 x 3.96m)

UPVC double-glazed window to rear with made to measure blinds overlooking gardens, plastered emulsion décor and coved ceiling, cushion floor covering, radiator, wall-mounted gas combination boiler supplying domestic hot water and gas central heating, full range of white farmhouse-style fitted kitchen units comprising ample wall-mounted units, base units, ample work surfaces with co-ordinate splashback ceramic tiling, single sink and drainer unit with central mixer taps, breakfast bar area, ample space for additional appliances and table and chairs if required, inglenook recess ideal for cooker, white panel door to side allowing access to utility room.

## Utility Room

Spacious utility room with UPVC double-glazed window to side with roller blinds, UPVC double-glazed doors to front and rear, plastered emulsion décor and ceiling, wall-mounted electric service meters, telephone point, cushion floor covering, electric power points, plumbing for automatic washing machine and appliances as required.

## First Floor Elevation

### Landing

Leaded glaze UPVC double-glazed window to front, original colour-stained and leaded panelled window to side, plastered emulsion décor, original picture rail, plastered emulsion ceiling, cushion floor covering, radiator, white panel doors to bedrooms 1, 2, 3, 4 and family bathroom.

### Bedroom 1 (2.23 x 2.77m)

UPVC double-glazed window to front, plastered emulsion décor with one feature wall papered, picture rail, plastered emulsion ceiling, laminate flooring, radiator, electric power points, full range of built-in wardrobes, up and over single bed including box storage, bedside cabinet providing ample hanging and shelving space.

### Bedroom 2 (3.25 x 3.79m)

UPVC double-glazed window to side and front, plastered emulsion décor with one feature wall papered, original picture rail, papered and coved ceiling, laminate flooring, ample electric power points, radiator.

### Bedroom 3 (3.82 x 3.74m)

UPVC double-glazed window to side and rear with unspoilt views, papered décor with one contrast wall, original picture rail, papered and coved ceiling, laminate flooring, radiator, full range of quality built-in wardrobes with box storage, vanity dressing table with ample storage for hanging and shelving space.

### Bedroom 4 (2.80 x 2.73m)

UPVC double-glazed window to rear with blinds offering unspoilt views, textured emulsion ceiling, papered décor with one contrast wall, laminate flooring, radiator, ample electric power points.

## Family Bathroom

Excellent sized family bathroom with patterned glaze UPVC double-glazed window to rear, plastered emulsion décor and ceiling with coving and spotlight fittings, excellent generous access to loft, cushion floor covering, central heating radiator, white suite comprising feature Victorian-style WC, oversized wash hand basin, freestanding Victorian rolltop bath with central mixer taps and shower attachment, door to built-in storage cupboard.

## Lower Ground Floor

### Inner Hallway

UPVC double-glazed window to front, plastered emulsion décor and ceiling, staircase allowing access with carpet tread to white

panel door allowing access to additional self-maintained Granny annex perhaps or teenager pad.

Main Lounge (3.75 x 3.87m)

UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor with one feature wall

**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.