

# propertyplus

# for sale

## Semi-Detached Bungalow - Tonyrefail

£209,950

Property Reference: PP10931



This is a very well maintained, two bedroom, semi-detached bungalow situated on this popular residential development, here in the centre of Tonyrefail and therefore offering immediate access to all amenities and facilities including the leisure centre and swimming pool, outstanding walks over the surrounding countryside and easy access onto the A4119 link road for Llantrisant, Talbot Green and M4.



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#### Entranceway

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

#### Hallway

Papered décor and coved ceiling, laminate flooring, central heating radiator, electric power points, white panel doors allowing access to bedrooms 1, 2, lounge, bathroom/WC, door to built-in storage cupboard fitted with shelving and housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

#### Bedroom 1 (3.77 x 2.72m)

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, patterned artex and coved ceiling, fitted carpet, radiator, electric power points.

#### Lounge/Diner (3.54 x 5.47m)

UPVC double-glazed







window to front with made to measure blinds overlooking front gardens and with unspoilt views, papered décor with one feature wall, plastered emulsion and coved ceiling with two pendant ceiling light fittings, two radiators, fitted carpet, ample electric power points, modern feature fireplace with matching insert and hearth housing real flame electric fire to remain as seen, white panel door to rear allowing access to breakfast room.

## Breakfast Room (2.39 x 2.03m)

Plastered emulsion décor, one feature wall papered, textured and coved ceiling, fitted carpet, radiator, electric power points, patterned glaze French door and window to rear allowing access to kitchen.



## Kitchen (2.65 x 2.50m not including depth of recesses)

UPVC double-glazed window to side, UPVC double-glazed window to rear with made to measure blinds overlooking rear gardens, plastered emulsion décor and coved ceiling, UPVC double-glazed door to side allowing access to gardens, cushion floor covering, radiator, full range of light beech fitted kitchen units comprising ample wall-mounted units, base units, ample work surfaces with co-ordinate splashback ceramic tiling, integrated electric oven, four ring electric hob, extractor canopy fitted above, single sink and drainer unit with central mixer taps, plumbing for automatic washing machine, ample space for further appliances, Xpelair fan.



## Bathroom

Patterned glaze UPVC double-glazed window to rear with made to measure blinds, plastered emulsion décor and coved ceiling, cushion floor covering, radiator, all fixtures and fittings to remain, white suite



to include panelled bath with shower fitted over bath supplied direct from combi system, low-level WC, wash hand basin complemented with splashback ceramic tiling, complete tiling to bath area.

## Bedroom 2 (2.97 x 2.33m)

UPVC double-glazed window to rear overlooking rear gardens with made to measure blinds, plastered emulsion décor, patterned artex ceiling with coving, fitted carpet, radiator, ample electric power points.

## Rear Garden

Enclosed garden laid to paved patio with raised flowerbeds heavily stocked with mature shrubs, plants, evergreens etc.

## Side Garden

Paved patio area with outside courtesy lighting, outside water tap fitting, access to detached garage with up and over doors and supplied with electric power, wrought iron gate allowing access to driveway for off-road parking for two vehicles with courtesy lighting to side.

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.