

Detached House - Tonyrefail

£444,950

Property Reference: PP11121



We are delighted to offer to the market this executive-style four bedroom detached property situated on this sought after residential development in Coed Ely, Tonyrefail, offering immediate access to all amenities and facilities including road links via A4119 for M4 corridor, to schools at all levels, leisure facilities and playing fields and not forgetting the outstanding walks over the surrounding countryside and mountains.



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three with built-in wardrobes, master bedroom with en-suite shower/WC, family bathroom/WC, gardens to front and rear, driveway for two vehicles, detached garage.

Entranceway

Entrance via modern composite double-glazed panel door allowing access to open-plan entrance hallway with patterned glaze matching panels to side.

Hallway

Impressive open-plan entrance hallway with plastered emulsion décor and ceiling, quality wood panelled flooring, radiator, electric power points, modern oak panel doors allowing access lounge, cloaks/WC, further matching door allowing access to sitting room/kitchen/dining room, open-plan stairs to first floor elevation with quality fitted carpet.

Lounge (3.23 x 5.08m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and ceiling, central heating radiator, ample electric power points, quality modern fitted carpet, feature oversized feature fireplace with modern log-effect glow electric fire to remain as seen.

Cloaks/WC

Generous sized cloaks/WC with plastered emulsion décor and ceiling with Xpelair fan, quality wood panelled flooring, radiator, all fixtures and fittings to remain, white suite comprising low-level WC, wash hand basin with central mixer taps, vanity mirror fitted above.

Open-Plan Sitting Room/Dining Room/Kitchen (6.71 x 5.93m)

Plastered emulsion décor and ceiling with full range of recess lighting, quality wood panel flooring, central heating radiators.

Sitting Area

UPVC double-glazed window to front with made to measure blinds, one feature contrast wall, ample electric

power points, opening through to kitchen area.

Kitchen Area

Further UPVC double-glazed window to rear overlooking rear gardens, matching décor, full range of stone in colour quality modern fitted kitchen units comprising ample wall-mounted units, base units, pan drawers, ample work surfaces with co-ordinate splashback ceramic tiling, ample quartz work surfaces, integrated Neff microwave/oven, electric oven, fridge/freezer, five ring gas hob with extractor canopy fitted above, integrated dishwasher, insert stainless steel sink and half with grooved drainer with central mixer taps, matching central island with further storage and breakfast bar area.

Dining Area

Matching décor and ceiling, quality wood panel flooring, radiator, UPVC double-glazed double French doors to rear with matching panels either side, all with made to measure blinds, overlooking and allowing access to rear gardens, ample electric power points, modern light oak panel door to side allowing access to utility room.

Utility Room (3.07 x 1.84m)

Composite double-glazed panel door to rear allowing access to rear gardens, plastered emulsion décor and ceiling with Xpelair fan, quality wood panel flooring, radiator, ample electric power points, further range of base units including single sink and drainer unit with central mixer taps, plumbing for automatic washing machine, matching oak panel door allowing access to built-in storage cupboard.

First Floor Elevation

Landing

Impressive open-plan landing area with UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and ceiling with generous access to loft, central heating radiator, ample electric power points, quality modern fitted carpet, white panel doors to two built-in storage cupboards, bedrooms 1, 2, 3, family bathroom, bedroom 4.

Bedroom 1 (3.28 x 3.05m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and ceiling, quality modern fitted carpet, radiator, ample electric power points, double modern white panel doors allowing access to built-in wardrobe with ample hanging and shelving space.

Bedroom 2 (3.69 x 2.55m)

UPVC double-glazed window to front with made to measure blinds and offering unspoilt views over the surrounding countryside, plastered emulsion décor and ceiling, quality new fitted carpet, radiator, ample electric power points.

Bedroom 3 (3.71 x 3.10m)

UPVC double-glazed window to rear offering unspoilt views over the rear garden and countryside beyond, plastered emulsion décor and ceiling, quality modern fitted carpet, ample electric power points, radiator, television aerial socket, double modern white panel doors to built-in wardrobes providing ample hanging and shelving space, matching white panel door to en-suite shower room/WC.

En-Suite Shower Room/WC

Patterned glaze UPVC double-glazed window to side, plastered emulsion décor and ceiling with Xpelair fan, quality flooring, chrome heated towel rail, electric shaver point, modern white suite comprising low-level WC, wash hand basin with central mixer taps, walk-in shower cubicle fully ceramic tiled with shower supplied direct from combi system.

Family Bathroom

Generous sized family bathroom with patterned glaze UPVC double-glazed window to rear, plastered emulsion décor and ceiling with Xpelair fan, cushion floor covering, oversized chrome heated towel rail, modern white suite comprising low-level WC,

wash hand basin with central mixer taps and splashback ceramic tiling, white panelled bath with central mixer taps and shower fitted over

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.