

## Terraced House - Tonypandy

£139,950

Property Reference: PP11454



This is a completely renovated and modernised, deceptively spacious, two bedroom, three storey, mid-terrace property situated in a popular sought after side street location offering immediate access to all amenities and facilities including schools, leisure facilities, colleges, transport connections and excellent road links for M4 corridor.



This is a completely renovated and modernised, deceptively spacious, two bedroom, three storey, mid-terrace property situated in a popular sought after side street location offering immediate access to all amenities and facilities including schools, leisure facilities, colleges, transport connections and excellent road links for M4 corridor. It offers outstanding unspoilt views to the rear over the surrounding valley and mountains. An ideal property for first time buyer, benefitting from UPVC double-glazing, gas central heating, brand new fitted carpets and floor coverings throughout, all quality new blinds, light fittings, all fixtures and fittings included. An early viewing appointment is highly recommended. It briefly comprises, entrance hallway, spacious lounge, modern fully fitted kitchen with breakfast bar and integrated appliances, first floor landing, two generous sized bedrooms, modern bathroom/WC, garden to rear with rear lane access.

## Entranceway

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

## Hallway

Plastered emulsion décor and coved ceiling, wall-mounted electric service meters, new fitted carpet, radiator, alarm controls, staircase allowing access to first floor elevation with matching new fitted carpets, white panel door to side allowing access to lounge.

## Lounge (6.50 x 3.76m)

UPVC double-glazed window to front with made to measure blinds, UPVC double-glazed window to rear offering unspoilt views over the mountains and hills, plastered emulsion décor and ceiling with coving and two pendant ceiling light fittings, two recess alcoves, one fitted with base storage, both fitted with matching wall light fittings, quality





new fitted carpet, two radiators, ample electric power points, telephone socket, Adam-style feature fireplace with marble-effect insert and matching hearth with ornamental pebble gas fire to remain as seen, white panel door to side allowing access to landing area.

#### Landing

UPVC double-glazed window to rear, plastered emulsion décor and ceiling with staircase allowing access to lower ground floor with new fitted carpets.

#### First Floor Elevation

##### Landing

UPVC double-glazed window to rear offering unspoilt views, plastered emulsion décor and coved ceiling with generous access to loft, spindled balustrade, electric power points, quality new fitted carpet, white panel doors to bedrooms 1, 2, family bathroom.

##### Bedroom 1 (2.86 x 2.01m)

UPVC double-glazed window to front, plastered emulsion décor and coved ceiling, quality new fitted carpet, radiator, electric power points, television aerial socket.

##### Bedroom 2 (2.63 x 3.97m)

UPVC double-glazed window to front, plastered emulsion décor and coved ceiling, quality new fitted carpet, radiator, ample electric power points, television aerial socket, telephone socket.

##### Family Bathroom

Generous size with patterned glaze UPVC double-glazed window to rear, plastered emulsion décor and coved ceiling with full range of recess lighting, new cushion floor covering, radiator, built-in storage cupboard fitted with shelving and housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating, ceramic tiled décor to halfway to two walls, all fixtures and fittings to remain, modern white suite



comprising panelled bath with twin handgrips, low-level WC, wash hand basin.

## Lower Ground Floor

### Kitchen/Diner (3.65 x 4.51m)

Two UPVC double-glazed windows to rear, plastered emulsion décor and coved ceiling with range of recess lighting and coving, quality flooring, central heating radiator, full range of white fitted kitchen units comprising ample wall-mounted units, base units, display cabinets, matching breakfast bar, single sink and drainer unit with central mixer taps, plumbing for automatic washing machine, integrated new electric oven, four ring gas hob, extractor canopy fitted above, ample space for additional appliances as required, UPVC double-glazed door to rear allowing access to gardens.

## Rear Garden

Laid to colour paved patio further allowing access onto grass-laid gardens with concrete block- built side boundary wall, outbuilding, rear lane access, heavily stocked with mature shrubs, plants, evergreens etc.

---

## 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.