

**Semi-Detached House - Tonypandy**

**£217,500**

*Property Reference: PP11439*



This is a beautifully presented, completely renovated and modernised, three double bedroom, deceptively spacious, semi-detached property situated in this quiet location offering unspoilt views over the surrounding countryside and mountains, offering easy access to all amenities and facilities including schools, transport connections and excellent road links for Talbot Green, Llantrisant and M4 corridor.



Property Reference: PP11439

This is a beautifully presented, completely renovated and modernised, three double bedroom, deceptively spacious, semi-detached property situated in this quiet location offering unspoilt views over the surrounding countryside and mountains, offering easy access to all amenities and facilities including schools, transport connections and excellent road links for Talbot Green, Llantrisant and M4 corridor. This property offers outstanding family-sized accommodation, benefitting from UPVC double-glazing, gas central heating. It will be sold inclusive of quality new fitted carpets and floor coverings, built-in wardrobes to master bedroom, quality modern fitted kitchen/sitting room/dining room with full range of integrated appliances including double oven, hob, extractor unit, automatic washing machine, dishwasher, microwave etc. Splendid family bathroom with rolltop slip bath, shower and WC. Spacious loft storage and outstanding low maintenance gardens to rear and front offering breathtaking views of the surrounding area. This semi-detached property must be viewed. It is being sold with vacant possession and no onward chain. An early viewing appointment is highly recommended. It briefly comprises, spacious open-plan lounge/diner, quality fitted kitchen/dining room/sitting room with full range of integrated appliances, first floor landing, three generous double bedrooms, family bathroom/WC/shower, attic storage, terraced gardens to rear with south-facing views, outbuilding, side access and maintenance-free front gardens.

#### Entranceway

Entrance via light oak-effect UPVC double-glazed door allowing access to impressive open-plan lounge/diner.

#### Lounge/Diner





(4.46 x 7.42m)

Two light oak-effect UPVC double-glazed windows to front offering spectacular unspoilt views over the surrounding valley and mountains, plastered emulsion décor with one feature wall papered, plastered emulsion and ornate coved ceiling with dropped feature, all wall light fittings and ceiling light fittings to remain, quality fitted carpet, two radiators, ample electric power points, feature marble Adam-style fireplace with matching insert and hearth with feature lighting housing real flame log electric fire to remain as seen, open-plan stairs to first floor elevation with matching fitted carpet and heavily carved balustrade, double bevel-edged glaze panel doors to rear allowing access to kitchen.



Kitchen/Diner (3.35 x 6.22m)

Two UPVC double-glazed windows to rear both with made to measure roller blinds, UPVC double-glazed leaded glaze French doors to side allowing access to rear gardens, plastered emulsion décor and heavily coved ceiling with full range of recess lighting, quality porcelain tiled flooring, two radiators, ample electric power points, full range of quality fitted kitchen units comprising ample wall-mounted units, base units, pan drawers, larder units, integrated automatic washing machine, integrated dishwasher, five ring gas hob, extractor canopy fitted above, integrated microwave, double electric oven, fridge/freezer, all complemented with feature kickboard lighting, contrast single sink and drainer unit with central mixer taps, this kitchen/diner has ample space for sitting room/dining room etc.



First Floor Elevation



## Landing

UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor and heavily coved ceiling with three-way spotlight fitting, modern new fitted carpet, radiator, ample electric power points, solid oak panel doors to bedrooms 1, 2, 3, family bathroom.

## Bedroom 1 (3.28 x 2.89m)

Light oak-effect UPVC double-glazed window to front offering unspoilt views, plastered emulsion décor and heavily coved ceiling, quality fitted carpet, ample electric power points, radiator, light oak panel door allowing access to loft storage.

## Bedroom 2 (3.07 x 4.57m not including depth of built-in wardrobes)

Light oak-effect UPVC double-glazed window to front offering unspoilt views, plastered emulsion décor and heavily coved ceiling with pendant ceiling light fitting to remain, quality modern new fitted carpet, radiator, ample electric power points, television aerial socket, full range of built-in wardrobes to one wall accessed via modern panel doors with central mirrored features providing ample hanging and shelving space, feature recess archway with downlighting ideal over kingsize bed.

## Bedroom 3 (3.48 x 3.60m)

UPVC double-glazed double French doors to rear allowing access onto rear gardens and balcony, plastered emulsion décor and heavily coved ceiling, quality new fitted carpet, radiator, ample electric power points.

## Family Bathroom

Generous sized family bathroom with patterned glaze UPVC double-glazed window to rear with made to measure roller blinds, quality porcelain tiled décor floor to ceiling with plastered emulsion ceiling complemented with heavily carved coving and full range of recess lighting, cushion floor covering, Xpelair fan, further range of built-in wardrobes/storage cabinets with hanging and shelving space, one with mirror frontage, Victorian quality bathroom suite finished in white comprising Victorian rolltop slip bath with central waterfall mixer taps, Victorian-style wash hand basin with full range of vanity shelving and mirror above, low-level WC, oversized walk-in shower cubicle with shower supplied direct from combi system, chrome heated towel rail.

## Loft

Accessed via genuine staircase with fitted carpet, allows access to impressive loft storage with two genuine Velux double-glazed skylight windows, ample electric power points, electric fuseboards, ample storage within eaves, quality fitted carpet, feature recess lighting, spindled balustrade, ideal hideaway.

## Rear Garden

Laid to composite decked patio allowing access direct from bedroom 3 with raised flowerbeds, purpose-built timber outbuilding ideal for storage, decked patio is finished with wrought iron balustrade with feature steps allowing access to additional terraced garden, all finished with wrought iron balustrade, first terrace laid to artificial grass with feature decorative slate boundaries, next tier laid to paved patio with feature circular section, all gardens are south-facing and offering unspoilt picturesque views over the surrounding valley and mountains, an additional patio level laid to grass with mature conifer trees, timber boundary fencing and walks direct onto surrounding mountains.

## Front Garden

Maintenance-free laid to block patio with feature gravel decorative borders, wrought iron balustrade and outstanding south-facing views, side access to rear gardens.

---

## 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.