

## Terraced House - Tonyrefail

£149,995

Property Reference: PP11498



This is a renovated and modernised, extended, three bedroom, mid-terrace property situated in this popular, sought after side street location of Tonyrefail offering immediate access into the heart of the village and surrounded by outstanding walks and views over the surrounding countryside.



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This is a renovated and modernised, extended, three bedroom, mid-terrace property situated in this popular, sought after side street location of Tonyrefail offering immediate access into the heart of the village and surrounded by outstanding walks and views over the surrounding countryside. It offers immediate access to schools, leisure facilities and excellent road links for M4 corridor and Llantrisant. It benefits from UPVC double-glazing, gas central heating and will be sold including all made to measure blinds, fitted carpets and floor coverings throughout. It is being offered for sale at a very realistic price in order to achieve a quick sale with immediate vacant possession and no onward chain. An ideal property for first time buyer to create your dream home with outstanding south-facing garden to rear with great potential and outbuilding easily converted to garage. Be sure to book your viewing appointment, this is at a bargain price. It briefly comprises, entrance hall, spacious lounge/diner, fitted kitchen/breakfast room, bathroom/WC, first floor landing, three bedrooms, garden to rear, detached outbuilding.

## Entranceway

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

## Hallway

Plastered emulsion décor and ceiling, wall-mounted electric service meters, laminate flooring, radiator, electric power points, staircase to first floor elevation with modern fitted carpet, modern etched glaze panel door to side allowing access to lounge.

## Lounge (6.70 x 3.52m not including depth of recesses)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor with two insert recess both fitted with display





lighting, feature tiled, feature mediawall with insert for flatscreen television and feature insert ideal for ornamental display with electric power points and lighting, plastered emulsion and coved ceiling, quality modern fitted carpet, two radiators, ample electric power points, gas service meters, oak panel door to understairs storage, light oak panel modern glazed door to rear allowing access to kitchen/breakfast room.

### Kitchen/Breakfast Room (4.61 x 4.46m)

UPVC double-glazed window and door to rear allowing access to rear gardens with unspoilt views of the surrounding area, plastered emulsion décor and ceiling with recess lighting, quality tiled flooring, radiator, full range of high gloss ivory fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, ample work surfaces with matching splashback, integrated dishwasher, 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 additional appliances as required, modern light oak panel door to rear allowing access to bathroom.



### Bathroom

Patterned glaze UPVC double-glazed window to rear, plastered emulsion décor and ceiling with recess lighting, tiled flooring, chrome heated towel rail, light oak panel door to built-in storage cupboard with wall-mounted gas combination boiler supplying domestic hot water and gas central heating, white suite comprising shower-shaped panel bath with central waterfall feature mixer taps, above bath shower screen



with overhead rainforest shower with attachments supplied direct from combi system, fully ceramic tiled to bath area, low-level WC, wash hand basin with splashback ceramic tiling and central mixer taps, Xpelair fan.

## First Floor Elevation

### Landing

UPVC double-glazed window to rear overlooking spectacular views over the surrounding countryside, plastered emulsion décor and ceiling, spindled balustrade, modern fitted carpet, electric power points, light oak panel doors to bedrooms 1, 2, 3.

### Bedroom 1 (2.78 x 2.16m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and ceiling, fitted carpet, electric power points, radiator.

### Bedroom 2 (2.94 x 3.81m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and ceiling, fitted carpet, radiator, electric power points.

### Bedroom 3 (2.92 x 2.85m)

UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor and ceiling, fitted carpet, radiator, electric power points.

## Rear Garden

Offers excellent potential, terraced garden with rear access and access to outbuilding currently utilised as storage building but could be converted to garage if required.

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## 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

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# 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.