

Semi-Detached House - Tonypandy

£325,000

Property Reference: PP11452



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This is a beautifully presented, spacious, executive-style period property, a double bay-front semi-detached property with much history and has maintained most of its original character and charm. Situated on this outstanding spacious plot with excessive gardens to both front and rear, it offers outstanding family-sized accommodation. Carefully renovated and upgraded, maintaining the original character, it benefits from plastered wall, original coved ceilings, quality flooring and carpets throughout, UPVC double-glazing, spacious main lounge/dining room, family sitting room/dining room/fitted kitchen with central island and integrated appliances. To the first floor, double landing, three double bedrooms, master with full range of built-in wardrobes and additional bay window, spacious family bathroom with mood lighting, oversized freestanding tub bath and full suite including shower, outstanding gardens, landscaped and terraced with covered pagoda and hot tub to remain as seen, patio gardens, grass-laid gardens, decorative gravel feature gardens, all heavily stocked with mature shrubs, plants, evergreens to borders, side access and further allowing access to purpose-built outbuilding, workshop/double detached garage with remote controlled roller shutter doors. Private front gardens with unspoilt views, laid to patio and grass with mature evergreen tree hedging and side access. This property must be viewed. It offers easy access to all amenities and facilities including schools, transport connections and excellent road links, easy access for college, universities, leisure facilities and healthcare. Surrounded by outstanding mountains and countryside for





outdoor activities. It is being sold at a very realistic price in order to achieve a quick sale.

Entranceway

Entrance via composite double-glazed heavily leaded UPVC double-glazed door with matching panels to side and above allowing access to impressive spacious open-plan entrance hallway.

Hallway

Plastered emulsion décor and original coved ceiling with pendant ceiling light fitting to remain, Victorian-style rolltop radiator, alarm controls, quality tiled flooring, original open-plan stairs to first floor elevation with original balustrade and heavily carved base and access to understairs storage, staircase fitted with quality fitted carpets, bevel-edged glaze double panel door to side allowing access to main lounge, further matching door to rear allowing access to kitchen/dining room/sitting room, solid oak panel door to side allowing access to cloaks/WC.

Main Lounge/Diner (8.93 x 4.25m)

UPVC double-glazed bay window to front with made to measure roller blinds, plastered emulsion décor and original coved ceiling with matching centrepieces, two pendant ceiling light fittings to remain, quality laminate flooring, central heating radiators, ample electric power points, telephone point, feature Adam-style fireplace with Inglenook section fully tiled onto slate hearth housing genuine log burner.

Cloaks/WC

Attractive panelled décor, emulsion ceiling, oak panel flooring, white suite to include low-level WC with combination petite wash hand basin with central mixer taps, wall-mounted electric service meters.

Kitchen/Diner (7.32 x 3.65m)

Plastered emulsion décor and ceiling with full range of recess lighting, quality tiled flooring, UPVC double-glazed double French doors to side with matching panels either side, ample electric power points, modern slimline upright radiators, a delightful open-plan kitchen/dining/sitting room, a great family room.

Kitchen Section

UPVC double-glazed window to rear overlooking rear gardens, two genuine Velux double-glazed skylight windows, matching décor, further range of recess lighting, full range of light oak quality fitted kitchen units comprising ample wall-mounted units, base units, granite work surfaces, insert stainless steel and half with grooved drainer and central mixer taps, plumbing for automatic washing machine, feature tiled section surrounding window overlooking rear gardens, space for American-style freezer, integrated dishwasher, feature central island housing double electric oven, five ring gas hob both manufactured by Smeg and substantial sized wine cooler to remain as seen, this kitchen/diner really must be viewed.

First Floor Elevation

Landing

Plastered emulsion décor and ceiling with pendant ceiling light fitting, fitted carpet, electric power points, original spindled balustrade, generous access to loft with pulldown ladder, radiator, oak panel doors to bedrooms 1, 2, 3, family bathroom.

Bedroom 1 (2.51 x 3.03m)

UPVC double-glazed window to front offering unspoilt views over the surrounding mountains with made to measure blinds, plastered emulsion décor and ceiling with pendant ceiling light fitting, radiator, fitted carpet, electric power points.

Bedroom 2 (3.47 x 5.25m not including depth of built-in wardrobes)

UPVC double-glazed bay window to front offering unspoilt views with made to measure roller blinds, plastered emulsion décor and ceiling with pendant ceiling light fitting, fitted carpet, radiator, ample electric power points, full range of quality fitted wardrobes to one wall providing ample hanging and shelving space.

Bedroom 3 (3.54 x 4.05m)

UPVC double-glazed window to rear with made to measure blinds overlooking rear gardens, plastered emulsion décor and coved ceiling with pendant ceiling light fitting, quality fitted carpet, radiator, ample electric power points.

Family Bathroom

Incredibly spacious family bathroom with two patterned glaze UPVC double-glazed windows to side both with made to measure blinds, quality ceramic tiled décor floor to ceiling with one contrast wall, plastered emulsion ceiling with recess lighting, tiled flooring, all fixtures and fittings to remain, feature tiled plinth with mood lighting, slimline modern upright contrast radiator, recess areas fitted with glazed shelving, modern bathroom suite comprising oversized freestanding tub bath with central waterfall feature mixer taps, low-level WC, wash hand basin with central waterfall feature mixer taps and vanity mirror above, walk-in family sized shower cubicle with overhead rainforest shower and attachments supplied direct from combi system, all fixtures and fittings to remain, double light oak panel doors to built-in wardrobe/storage cupboard housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

Rear Garden

Must be viewed, laid to stone paved patio with side access, outside courtesy lighting, further allowing access onto decorative gravel gardens, rendered side boundary walls with timber garden storage shed to remain as seen, steps allowing access to additional patio area with artificial grass-laid section and

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.