

Flat/Apartment - Pontypridd

£59,950

Property Reference: PP11431



We offer for sale this leasehold, one bedroom, ground floor apartment situated in this detached property offering immediate access into the town centre at Pontypridd with all its amenities and facilities including high street shops, bars, restaurants, transport connections, leisure facilities and so much more.





We offer for sale this leasehold, one bedroom, ground floor apartment situated in this detached property offering immediate access into the town centre at Pontypridd with all its amenities and facilities including high street shops, bars, restaurants, transport connections, leisure facilities and so much more. It would ideally suit first time buyer, retired couple or as an investment property. It is being offered for sale at this very realistic price in order to achieve a quick sale. It benefits from UPVC double-glazing, gas central heating and will be sold as seen. It briefly comprises, entrance hallway, open-plan lounge/kitchen/diner, double bedroom, bathroom/WC, walk-in storage cupboard.

#### Entranceway

Entrance via firedoor allowing access to entrance hallway.

#### Hallway

Plastered emulsion décor, papered and covered ceiling, fitted carpet, radiator, electric power points, white panel doors to open-plan lounge/dining room/kitchen, bedroom 1, bathroom, built-in storage cupboard.

#### Built-In Storage Cupboard

Wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

#### Open-Plan Lounge/Kitchen/Diner (4.27 x 4.76m)

Two patterned glaze UPVC double-glazed windows to front, plastered emulsion décor, papered and covered ceiling, laminate flooring to lounge/diner, two radiators, ample electric power points, cushion floor covering to kitchen area, full range of light beech fitted kitchen units comprising ample wall-mounted units, base units, ample work surfaces with co-ordinate splashback ceramic tiling, larder unit, single sink and drainer unit with central mixer taps, integrated electric oven, four ring gas hob, extractor







canopy fitted above.

### Bedroom 1 (2.84 x 2.95m)

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

### Bathroom

Ceramic tiled décor to halfway, complete to bath area with plastered emulsion décor above, papered and coved ceiling, cushion floor covering, radiator, white suite to include low-level WC, wash hand basin, panelled bath with central mixer taps, shower attachment, above bath shower screen.



---

**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.