

Link - Tonyrefail

£99,950

Property Reference: PP11492



This is a two double bedroom, mid-link property situated in this quiet cul-de-sac location offering easy access to all services.



This is a two double bedroom, mid-link property situated in this quiet cul-de-sac location offering easy access to all services. It offers great potential for first time buyer, benefitting from UPVC double-glazing, gas central heating and will be sold including all blinds, fitted carpets, floor coverings and light fittings where seen. It affords gardens to front and rear elevation and is being offered for sale at a very realistic price in order to achieve a quick sale. It briefly comprises, entrance hallway, cloaks/WC, sitting room/dining room/third bedroom, main lounge, fitted kitchen, first floor landing, two double bedrooms, family bathroom/WC, gardens to front and rear.

Entranceway

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

Hallway

Textured emulsion ceiling, plastered emulsion décor, laminate flooring, wall-mounted electric service meters, gas service meters, staircase to first floor elevation with fitted carpet, ornate glazed light oak panel doors allowing access to sitting room/dining room and separate lounge, door to side allowing access to cloaks/WC.

Cloaks/WC

Patterned glaze UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and ceiling, tiled flooring, white suite to include low-level WC, wash hand basin with central mixer taps, splashback ceramic tiling, fixtures and fittings to remain.

Dining Room/Sitting Room (3.96 x 2.58m)

UPVC double-glazed window to rear with roller blinds, plastered emulsion décor and ceiling with pendant ceiling light fitting, laminate flooring, radiator, electric power points, telephone point.

Main Lounge (3.48 x 5.17m)





UPVC double-glazed door with matching panelled window to side allowing access and overlooking rear gardens, plastered emulsion décor and coved ceiling with two matching centrepiece features, fitted carpet, radiator, ample electric power points, ornate glazed oak panel door allowing access to kitchen.



Kitchen (3.29 x 3.09m)

UPVC double-glazed window to side with made to measure roller blinds, plastered emulsion ceiling with four-way spotlight fitting, plastered emulsion décor, radiator, laminate flooring, full range of dove grey fitted kitchen units comprising ample wall-mounted units, base units, display cabinets, ample work surfaces with co-ordinate splashback ceramic tiling, single sink and drainer unit with mixer taps, plumbing for automatic washing machine, ample space for additional appliances.

First Floor Elevation

Landing

UPVC double-glazed window to front with made to measure roller blinds, textured emulsion ceiling, generous access to loft, plastered emulsion décor, fitted carpet, light oak panel doors to bedrooms 1, 2, family bathroom, access to built-in storage cupboard.



Bedroom 1 (4.24 x 2.81m)

UPVC double-glazed window to front, plastered emulsion décor and ceiling, fitted carpet, radiator, electric power points, double doors to built-in storage cupboard housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

Bedroom 2 (4.09 x 3.31m)

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



Family Bathroom

Patterned glaze UPVC double-glazed window to front, ceramic tiled décor floor to ceiling, textured emulsion ceiling, ceramic tiled flooring, radiator, full suite to include panelled bath with central mixer taps and shower attachments, low-level WC, wash hand basin, electric power cable in situ ready for insertion of electric shower if required at later date.

Rear Garden

Laid to patio further allowing access onto turf-laid garden, timber boundary fencing and excellent rear access.

Front Garden

Laid to concrete, outside water tap fitting, outside courtesy lighting, PAR system, access to outbuilding and grass-laid sections, brick-built front boundary wall.

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.