

Semi-Detached House - Tonypandy

£154,950

Property Reference: PP11475



This is a three bedroom, very well maintained and extended, semi-detached property situated here in this prime sought after location offering immediate access to all amenities and facilities.



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This is a three bedroom, very well maintained and extended, semi-detached property situated here in this prime sought after location offering immediate access to all amenities and facilities. It offers outstanding walks over the surrounding countryside, views of the hills and mountains and offers easy access to schools, leisure facilities, transport connections, excellent road links for M4 corridor via A4119. It offers excellent family-sized accommodation and affords enormous potential to create your dream family home. It benefits from UPVC double-glazing, gas central heating. It will be sold as seen including light fittings, blinds, fitted carpets, floor coverings, white goods as seen to kitchen and utility room. It affords ground floor bathroom/WC in addition to first floor shower room/WC, integral single garage with excellent storage space, gardens to front and rear. It is being offered for sale at a very realistic price in order to achieve a quick sale with no onward chain and vacant possession. An early viewing appointment is highly recommended. It briefly comprises, entrance porch, hallway, spacious lounge/diner, fitted kitchen, fitted utility room, bathroom/WC, integral garage, first floor landing, three generous sized bedrooms, one with built-in wardrobes, shower room/WC, garden to front and rear, driveway for off-road parking for one vehicle.

Entranceway

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

Porch

Plastered emulsion décor and ceiling, marble-effect tiled flooring, patterned glaze UPVC double-glazed window to front, patterned glaze French door to rear with matching panels either side allowing access





to entrance hallway.

Hallway

Textured emulsion décor, tiled ceiling, laminate flooring, radiator, wall-mounted mirror and staircase to first floor elevation with fitted carpet, patterned glaze French door to side allowing access to lounge/diner.

Lounge/Diner (4.77 x 6.81m)

UPVC double-glazed window to front with made to measure blinds overlooking front gardens, plastered emulsion décor with one feature wall papered, textured emulsion ceiling with pendant ceiling light fittings and coving to remain as seen, laminate flooring, two radiators, ample electric power points, oversized Adam-style feature fireplace with marble-effect insert and hearth housing gas fire, further UPVC double-glazed window to rear with made to measure blinds overlooking rear garden, picture light to remain as seen, patterned glaze French door to side allowing access to kitchen.

Kitchen (2.88 x 3.19m not including depth of recesses)

UPVC double-glazed window and door to rear allowing access and overlooking rear gardens, plastered emulsion ceiling with electric striplight fitting, red quarry tiled flooring, ceramic tiled décor, full range of light oak fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, display cabinets, ample work surfaces with splashback ceramic tiling, single sink and drainer unit with central mixer taps, plumbing for automatic washing machine, dishwasher to remain as seen together with freestanding gas cooker with extractor canopy above and fridge, access to understairs storage facility fitted with shelving, door to

side allowing access to utility room.

Utility Room

Generous size utility room with plastered emulsion décor and ceiling with electric striplight fitting, tiled flooring, further range of wall-mounted units, work surfaces, plumbing for automatic washing machine, freestanding tumble dryer to remain as seen, ample space for additional appliances, clear glazed panel window through to garage, door to side allowing access to garage, white panel door to rear allowing access to bathroom/WC.

Bathroom/WC

Patterned glaze UPVC double-glazed window to rear, ceramic tiled décor to halfway to two walls with plastered emulsion décor above, plastered emulsion ceiling with electric striplight fitting, tiled flooring, radiator, white suite comprising panelled bath, low-level WC, wash hand basin.

Garage (4.80 x 2.47m)

Up and over doors supplied with electric power and light, concrete floor, gas service meters, excellent loft storage, water tap fitting.

First Floor Elevation

Landing

UPVC double-glazed window to side, textured emulsion décor, dado to centre, electric power points, patterned artex ceiling with generous access to loft which has benefitted from boarding and is ideal for storage supplied with electric light with ladder which will remain, fitted carpet, sapele doors to bedrooms 1, 2, 3, shower room/WC.

Shower Room/WC

Patterned glaze UPVC double-glazed window to front, textured emulsion décor, tongue and groove panelled ceiling, tiled flooring, radiator, white suite to include wash hand basin set within vanity unit with splashback ceramic tiling, mirror above, low-level WC, walk-in shower cubicle with electric shower, fully ceramic tiled to shower area, built-in storage cupboard fitted with shelving.

Bedroom 1 (3.12 x 3.29m not including substantial depth of built-in wardrobes)

UPVC double-glazed window to front, plastered emulsion décor, tiled ceiling, laminate flooring, radiator, ample electric power points, full range of mirror fronted sliding doors providing access to built-in wardrobes with hanging and shelving space.

Bedroom 2 (2.93 x 3.38m not including recess for doorway)

UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor with one wall papered, tiled ceiling, fitted carpet, radiator, electric power points, door to built-in airing cupboard housing lagged hot water cylinder and fitted with shelving.

Bedroom 3 (2.40 x 2.74m)

UPVC double-glazed window to rear overlooking rear gardens, papered décor, tiled ceiling, fitted carpet, radiator, electric power points.

Rear Garden

Excellent sized garden with enormous potential, landscaped and laid to paved patios at two levels with raised flowerbed borders and heavily stocked with mature shrubs, evergreens etc, outbuilding ideal for storage, courtesy lighting and PAR system, external water tap fitting.

Front Garden

Beautifully presented, maintenance-free laid to paved patio with feature wrought iron balustrade, outside courtesy lighting,

block-built front boundary wall, double wrought iron gates allowing access to driveway with off-road parking for one vehicle and access to integral single garage via up and over doors.

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.