

# propertyplus

# for sale

## Terraced House - Tonypandy

## £89,950

Property Reference: PP11300



This is a renovated and modernised, two double bedroom, mid-terrace property situated in this convenient location.



[www.propertypluswales.co.uk](http://www.propertypluswales.co.uk)

Call Free 0800 043 7300



This is a renovated and modernised, two double bedroom, mid-terrace property situated in this convenient location. An ideal property for first time buyer to create your dream home. It benefits from UPVC double-glazing, gas central heating. Will be sold including all fitted carpets throughout and is being offered for sale at this very realistic price in order to achieve a quick sale. It offers easy access to all amenities and facilities including schools, college, leisure facilities and excellent transport connections. It affords terrace garden to rear with rear access offering excellent potential. Be sure to book your viewing appointment today. It briefly comprises, entrance hallway, spacious lounge/diner, fitted kitchen with integrated appliances, first floor landing, two double bedrooms, formerly three, family bathroom/WC, garden to rear.

#### Entranceway

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

#### Hallway

Plastered emulsion décor and ceiling, fitted carpet, radiator, wall-mounted and boxed in electric service meters, stairs to first floor with matching fitted carpet, white panel door to side allowing access to lounge/diner.

#### Lounge/Diner (3.55 x 6.69m)

UPVC double-glazed window to front, timber window to rear through to kitchen, plastered emulsion décor and coved ceiling, fitted carpet, two radiators, ample electric power points, gas service meters housed within storage cupboard, television aerial socket, white panel door to side allowing access to understairs storage, further door allowing access to kitchen.

#### Kitchen (1.77 x 5.06m)

UPVC double-glazed window to rear, UPVC double-glazed door to rear allowing







access to rear garden, plastered emulsion décor and ceiling, porcelain tiled flooring, radiator, wall-mounted gas combination boiler supplying domestic hot water and gas central heating, full range of white high gloss fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, ample work surfaces with co-ordinate splashback ceramic tiling, single sink and drainer unit with central mixer taps, integrated electric oven, four ring electric hob, extractor canopy fitted above, ample space for additional appliances, plumbing for automatic washing machine.

## First Floor Elevation

### Landing

Plastered emulsion décor and ceiling, generous access to loft, fitted carpet, spindled balustrade, white panel doors to bedrooms 1, 2, family bathroom.

### Bedroom 1 (3.24 x 4.57m)

Two UPVC double-glazed windows to front, plastered emulsion décor with one feature wall papered, plastered emulsion ceiling, fitted carpet, radiator, electric power points.

### Bedroom 2 (2.80 x 3m)

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

### Family Bathroom

Patterned glaze UPVC double-glazed window to rear, plastered emulsion décor and ceiling, Xpelair fan, fitted carpet, chrome heated towel rail, white suite to include panelled bath with central mixer taps and shower attachment, fully ceramic tiled to bath area with above bath shower screen, low-level WC, wash hand basin.

### Rear Garden

Laid to terraced patios with mature tree, block-built rear boundary



wall with gate allowing access to laneway.

---

## 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.