

propertyplus

for sale

Semi-Detached House - Pontypridd

£185,000

Property Reference: PP11554



This is a beautifully presented, Victorian-style, double bay-fronted, semi-detached property situated in this convenient location offering easy access to all amenities and facilities with garden to front, patio gardens to rear with unspoilt views over the surrounding mountains and overlooking Ynysangharad Park.



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Call Free 0800 043 7300

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Entranceway

Entrance via modern composite double-glazed panel door allowing access to communal entrance hallway.

Hallway

Plastered emulsion décor and coved ceiling with wall-mounted electric service meters, ceramic tiled flooring, solid fire panel doors allowing access to flats 1 and 2.

Flat 1

Lounge/Diner (3.93 x 4.04m)

UPVC double-glazed bay window to front with made to measure blinds, plastered emulsion décor with one feature wall panelled, plastered emulsion and coved ceiling with ornate centrepiece and





drop ceiling light fitting, quality laminate flooring, central heating radiator, ample electric power points, recess to main feature wall with electric fire to remain as seen, telephone point, television aerial socket, white panel door to rear allowing access to kitchen/diner.



Kitchen/Diner (3.57 x 3.30m not including substantial depth of recesses)

UPVC double-glazed window to rear with made to measure blinds offering unspoilt views over the surrounding countryside and Ynysangharad Park, UPVC double-glazed door to rear allowing access to gardens, plastered emulsion décor and coved ceiling with four-way spotlight fitting, ceramic tiled flooring, central heating radiator, wall-mounted gas combination boiler supplying domestic hot water and gas central heating, gas service meters, full range of high gloss white fitted kitchen units comprising ample wall-mounted units, base units, integrated electric oven, four ring gas hob with extractor canopy fitted above, larder unit housing integrated fridge/freezer, wine rack, single sink and drainer unit with central mixer taps, ample work surfaces with co-ordinate splashback ceramic tiling, space for automatic washing machine if required, ample space for additional appliances, white panel door to inner hallway.



Hallway

Plastered emulsion décor and coved ceiling with pendant ceiling drop fitting, quality fitted carpet, white panel doors to bedrooms 1 and 2, bathroom.



Bedroom 1 (3.36 x 3.86m)

Two UPVC double-glazed windows to front both with made to measure blinds, plastered emulsion décor with one feature

section papered, plastered emulsion and coved ceiling with modern pendant ceiling light fitting, quality fitted carpet, radiator, ample electric power points.

Bedroom 2 (3 x 2.81m)

UPVC double-glazed window to rear with made to measure blinds offering unspoilt views, plastered emulsion décor with some walls papered, plastered emulsion and coved ceiling with modern dropdown pendant ceiling light fitting, radiator, quality fitted carpet, ample electric power points, one recess alcove fitted with shelving.

Bathroom

Patterned glaze UPVC double-glazed window to rear, plastered emulsion décor and ceiling with coving and modern ceiling light fitting, tiled flooring, chrome heated towel rail, fully ceramic tiled to two thirds to two walls, modern white suite comprising panelled bath with wall-mounted central mixer taps and shower attachment, low-level WC, wash hand basin with central mixer taps.

Flat 2

Accessed via hallway with staircase allowing access to first floor elevation with plastered emulsion décor, fitted carpet, allowing access to landing.

Landing

Plastered emulsion décor, textured and coved ceiling with modern three-way spotlight fitting, white panel doors to lounge, further door allowing access to kitchen/breakfast room.

Lounge (3.57 x 4.05m)

UPVC double-glazed bay window to front with made to measure blinds, plastered emulsion décor and coved ceiling, fitted carpet, radiator, ample electric power points, television aerial socket, telephone socket, feature modern fireplace, white panel door allowing access to inner landing.

Inner Landing

Plastered emulsion décor, textured emulsion and coved ceiling with generous access to loft, white panel doors to built-in storage cupboard, bedrooms 1, 2, 3, bathroom/WC, further door allowing access to kitchen.

Bedroom 1 (2.87 x 2.37m)

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

Bedroom 2 (2.67 x 4.17m)

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

Bedroom 3 (2.64 x 2.70m)

UPVC double-glazed window to rear with splendid views over Ynysangharad Park, plastered emulsion décor and coved ceiling, fitted carpet, radiator, electric power points.

Shower Room/WC

Patterned glaze UPVC double-glazed window to rear, plastered emulsion décor with contrast modern ceramic tiling to two thirds to two walls, textured emulsion and coved ceiling with modern three-way spotlight fitting, cushion floor covering, chrome heated towel rail, white modern suite comprising low-level WC, wash hand basin with central mixer taps, walk-in shower with Vevor power overhead shower and attachments.

Kitchen (3.62 x 2.64m)

UPVC double-glazed window to rear with made to measure blinds offering unspoilt views over the surrounding mountains and Ynysangharad Park, plastered emulsion décor, textured emulsion and coved ceiling with modern four-way spotlight fitting, cushion floor covering, radiator, full range of white high gloss fitted kitchen units comprising ample wall-mounted units, base units, wine racks, drawer packs, larder unit, ample work surfaces with co-ordinate splashback ceramic tiling, single sink and drainer unit with central flexi mixer taps, plumbing for automatic washing machine, white goods to remain as seen, integrated electric oven, four ring gas hob, extractor canopy fitted above, matching

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.