

## Terraced House - Tonyrefail

£164,995

Property Reference: PP11467



This is a completely renovated and modernised, four bedroom, double extended, mid-terrace property situated in this popular, quiet side street of Tonyrefail, offering easy access to all amenities including schools, leisure facilities, transport connections, road links for Llantrisant, Talbot Green and M4 corridor.



This is a completely renovated and modernised, four bedroom, double extended, mid-terrace property situated in this popular, quiet side street of Tonyrefail, offering easy access to all amenities including schools, leisure facilities, transport connections, road links for Llantrisant, Talbot Green and M4 corridor. This property offers outstanding family-sized accommodation and must be viewed. It affords UPVC double-glazing, new electrics, new gas central heating, new plastered walls, ceilings with full range of recess lighting to some rooms, modern new fitted kitchen with full range of integrated appliances, modern bathroom with freestanding tub, four generous sized bedrooms, the master with en-suite shower room/WC. Low maintenance gardens to rear, excellent rear access, detached garage. An early viewing appointment is highly recommended. An ideal property to move your furniture in and relax. It briefly comprises, entrance hallway, spacious lounge/diner, modern fitted kitchen, modern bathroom/WC, first floor landing, four generous sized bedrooms, en-suite shower room/WC to bedroom 4, gardens to rear, garage, lane access. Full Rewire, New Consumer Unit, New Pipework and Radiators and Boiler Newly Serviced!

#### Entranceway

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

#### Hallway

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

#### Lounge/Diner (6.55 x 4.19m)

UPVC double-glazed windows to front and rear, plastered emulsion décor and ceiling, laminate





flooring, two radiators, ample electric power points, two recess alcoves both fitted with display lighting, gas service meters housed within recess storage cupboard, modern white panel door to side allowing access to understairs storage, modern feature opening to rear through to kitchen.

#### Kitchen (2.95 x 3.93m)

UPVC double-glazed window and door to side allowing access to rear gardens, plastered emulsion décor and ceiling with full range of recess lighting, quality porcelain tiled flooring, contrast slimline upright radiator, full range of midnight blue fitted kitchen units comprising ample base units, drawer packs, larder units, ample work surfaces with matching splashback, integrated new electric oven, four ring electric hob, extractor canopy fitted above, contrast single sink and drainer unit with central mixer taps, plumbing for automatic washing machine, integrated dishwasher, integrated fridge/freezer, wall-mounted and boxed in gas combination boiler supplying domestic hot water and gas central heating, ample space for additional appliances, modern white panel door to rear allowing access to bathroom/WC.



#### Bathroom/WC

Patterned glaze UPVC double-glazed windows to side and rear, porcelain tiled décor to bath area and splashback, porcelain tiled flooring, plastered emulsion ceiling with recess lighting, oversized chrome heated towel rail, new modern suite finished in white comprising freestanding tub bath with wall-mounted central mixer taps and attachments, close-coupled WC, wash hand basin with freestanding mixer taps set into contrast base vanity unit.



## First Floor Elevation

### Landing

Plastered emulsion décor and ceiling with access to loft, quality new fitted carpet, spindled balustrade, modern white panel doors to bedrooms 1, 2, 3, master bedroom 4.

### Bedroom 1 (3 x 2.27m)

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

### Bedroom 2 (3.54 x 3.90m)

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

### Bedroom 3 (3.17 x 2.45m)

UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor and ceiling, new fitted carpet, radiator, ample electric power points, original cast iron feature fireplace ideal for ornamental display.

### Bedroom 4 (4.09 x 2.95m)

UPVC double-glazed window to side, plastered emulsion décor and ceiling, new fitted carpet, radiator, ample electric power points, new modern white panel door allowing access to en-suite shower room/WC.

### En-Suite Shower Room/WC

Plastered emulsion décor and ceiling with recess lighting, quality cushion floor covering, Xpelair fan, white suite to include low-level WC, wash hand basin with central mixer taps housed within high gloss base vanity unit, walk-in shower cubicle with porcelain-effect panelled décor with overhead rainforest shower and attachments supplied direct from combi system.

### Rear Garden

Laid to paved patio with outside water tap fitting, access to detached garage with up and over doors and excellent rear lane access.

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## 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

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# 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.