

propertyplus

for sale

Semi-Detached House - Tonypandy

£189,950

Property Reference: PP11081



We are delighted to offer to the market this very well presented, deceptively spacious, semi-detached property, situated in this quiet, side street location of Penygraig offering easy access to all services.



www.propertypluswales.co.uk

Call Free 0800 043 7300

Property Reference: PP11081

We are delighted to offer to the market this very well presented, deceptively spacious, semi-detached property, situated in this quiet, side street location of Penygraig offering easy access to all services. It affords forecourt approach, side access, terraced gardens to rear with rooftop garden and outstanding unspoilt views over the surrounding valley and mountains. The property will be sold including made to measure blinds, fitted carpets and floor coverings. It benefits from UPVC double-glazing, gas central heating and must be viewed to be fully appreciated. It offers easy access to all amenities and facilities including schools, colleges, leisure facilities, transport connections and the main villages of Tonypandy and Penygraig, excellent road links via A470 and A4119 link roads for M4 corridor. It briefly comprises, spacious open-plan entrance hall, modern lounge with double doors onto rooftop garden, spacious modern fitted kitchen/dining room/sitting room with modern integrated appliances and breakfast bar, lower ground floor hallway, spacious double bedroom with built-in wardrobes, spacious family bathroom/WC, conservatory, full sized loft storage which must be viewed. An early viewing appointment is highly recommended.

Entranceway

Entrance via double patterned glaze modern panel doors allowing access to entrance hallway.

Hallway

Papered décor, textured emulsion and coved ceiling, cushion floor covering, radiator, staircase to lower ground floor with fitted carpet, clear glazed panel door to side allowing access to lounge, matching door to rear allowing access to kitchen/dining room.

Main Lounge (7.03 x 3.46m not including depth of bay)

UPVC





double-glazed bay window to front with made to measure roller blinds, plastered emulsion décor with one feature wall papered, textured emulsion and coved ceiling, fitted carpet, radiators, two feature ornate plaque recessed with uplighting ideal for ornamental display, ample electric power points, gas power point, television aerial socket, oversized Adam-style feature fireplace with marble insert and matching hearth, UPVC double-glazed double French doors to rear allowing access onto rooftop gardens.

Open-Plan Lounge/Kitchen/Diner (7.25 x 4.09m into bay)
Textured emulsion décor and ceiling with recess lighting and spotlight fittings, quality laminate flooring, central heating radiator, wall-mounted gas service meters, two UPVC double-glazed windows to rear offering unspoilt views, full range of contrast two-tone quality modern fitted kitchen units in white and black high gloss finish comprising ample wall-mounted units, drawer packs, display cabinets, matching breakfast bar with corner shelving, integrated single sink and drainer with flexi mixer taps, plumbing for automatic washing machine, integrated electric oven, four ring electric hob, extractor canopy fitted above, ample work surfaces with co-ordinate splashback ceramic tiling, ample space for dining table and chairs if required with open-plan stairs to first floor elevation, UPVC double-glazed bay window to front with made to measure roller blinds.

Loft Storage

Full width and depth of the main property with textured emulsion décor and ceiling, two genuine Velux double-glazed skylight windows, spindled

balustrade, electric power points, concealed storage within eaves, range of built-in wardrobes to one wall providing ample hanging and shelving space.

Lower Ground Floor

Staircase allowing access to hallway.

Hallway

Papered décor, textured emulsion and coved ceiling, fitted carpet, UPVC double-glazed door to rear allowing access to conservatory, white panel doors allowing access to bedroom 1 and family bathroom.

Bedroom 1 (3.42 x 2.87m not including depth of built-in wardrobes)

UPVC double-glazed patio doors to rear allowing access to conservatory, plastered emulsion décor, textured emulsion ceiling, fitted carpet, modern slimline upright radiator, ample electric power points, full range of smoke front mirrored sliding doors to wardrobes providing ample hanging and shelving space.

Family Bathroom/WC

Patterned glaze UPVC double-glazed window to rear, quality ceramic tiled décor floor to ceiling, plastered emulsion ceiling with recess lighting, all fixtures and fittings to remain, cushion floor covering, modern chrome radiator, white suite comprising raised sunken bath with central mixer taps, above bath shower screen, shower attachment, close-coupled WC, wash hand basin with central mixer taps housed within high gloss base vanity unit, all fixtures and fittings to remain, mirror fronted sliding doors to range of built-in storage cupboard housing hanging and shelving space and wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

Conservatory

Block-built to one third with UPVC double-glazed windows above, some with opening panels, UPVC double-glazed roof, fitted carpet, electric power points, modern upright contrast central heating radiator.

Rear Garden

Laid to paved patio with wrought iron balustrade allowing access to grass-laid gardens and slate terraced gardens with purpose-built outbuilding, side access, outside water tap fitting, unspoilt south-facing views.

Front Garden

Laid to paved patio with aluminium balustrade with glazed panelling, outside courtesy lighting, cast iron gate allowing side access.

Rooftop Gardens

Supplied with electric power, wrought iron

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.