

Terraced House - Tonypandy

£89,950 Sold STC

Property Reference: PP11547



This is a renovated and modernised two double bedroom, mid-terrace cottage situated in this quiet, convenient location offering easy access to all services. An ideal property for first time buyer to get onto the property ladder or for clients looking to downsize and be close to all amenities.



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This is a renovated and modernised two double bedroom, mid-terrace cottage situated in this quiet, convenient location offering easy access to all services. An ideal property for first time buyer to get onto the property ladder or for clients looking to downsize and be close to all amenities. The property benefits from UPVC double-glazing, gas central heating, will be sold including fitted carpets, floor coverings, blinds and light fittings. Low maintenance garden to rear with outbuilding and purpose-built detached garage with excellent rear access. It is being offered for sale at a very realistic price in order to achieve a quick sale with no onward chain. It briefly comprises, entrance porch, lounge/diner, fitted kitchen/breakfast room, shower room/WC, first floor landing, bathroom/WC, two double bedrooms, garden to rear with outbuilding and detached garage.

Entranceway

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

Porch

Plastered emulsion décor, patterned artex ceiling, laminate flooring, radiator, wall-mounted and boxed in service meters, staircase to first floor with fitted carpet, bevel-edged glaze French door to side allowing access to lounge.

Lounge (6.19 x 4.23m)

Light oak-effect UPVC double-glazed window to front with made to measure blinds, further window to rear with made to measure blinds through to kitchen, plastered emulsion décor, patterned artex and coved ceiling with two chandelier pendant light fittings to remain as seen, brick feature fireplace to main facing wall with tiled hearth, laminate flooring, two radiators, ample electric power points, gas service meters housed within recess storage,





white panel door to understairs storage facility, bevel-edged glaze panel door to kitchen/breakfast room.

Kitchen/Breakfast Room (2.94 x 3.66m)

Window and door to rear allowing access and overlooking rear gardens, plastered emulsion ceiling with electric striplight fitting, cushion floor covering, radiator, full range of white high gloss fitted kitchen units comprising wall-mounted units, base units, ample work surfaces with co-ordinate splashback ceramic tiling, single sink and drainer unit with central mixer taps, plumbing for automatic washing machine, gas cooker power point, ample space for additional appliances, door to side allowing access to shower room.

Shower Room

Plastered emulsion décor and ceiling, fully ceramic tiled to shower area with Triton electric shower, laminate flooring and opening through to WC.

WC

Patterned glaze window to rear, plastered emulsion décor and ceiling, low-level WC, matching flooring.

First Floor Elevation

Landing

Plastered emulsion décor, patterned artex and coved ceiling, fitted carpet, electric power points, white panel doors to bedrooms 1, 2, family bathroom.

Bedroom 1 (2.78 x 3.35m)

Light oak-effect UPVC double-glazed window to front with made to measure blinds, papered décor with one feature wall, papered ceiling, fitted carpet, electric power points, radiator, access to built-in storage cupboard.

Bedroom 2 (3.31 x 2.12m)

UPVC double-glazed window to rear with made to measure blinds, plastered emulsion décor and ceiling, generous access to loft, fitted carpet, radiator, electric power points.

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Bathroom

Patterned glaze UPVC double-glazed window to rear, marble-effect panelled PVC décor, plastered emulsion and coved ceiling, laminate flooring, white suite to include panelled bath, low-level WC, wash hand basin.

Rear Garden

Laid to patio with purpose-built outbuilding ideal for storage, access to purpose-built detached garage with excellent lane access.

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.