

Semi-Detached Bungalow - Tonypany

£275,000

Property Reference: PP11613



We are delighted to offer to the market this beautifully presented, extended, three bedroom, dormer-style, semi-detached property situated in this quiet, secluded, residential, cul-de-sac position but still offering immediate access to all amenities and facilities including road links for M4 corridor and Talbot Green via A4119, immediate access to schools at all levels, colleges and with outstanding picturesque views to the rear over the surrounding valley.



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Entranceway

Entrance via UPVC double-glazed door allowing access to open-plan entrance hallway with matching Georgian panelled





window to side.

Hallway

Plastered emulsion décor and coved ceiling with modern pendant ceiling light fitting, quality flooring, central heating radiator, open-plan stairs to first floor elevation with fitted carpet, electric power points, access to understairs storage cupboard, modern light oak panel doors allowing access to lounge, family lounge/kitchen/diner, further matching door allowing access to cloaks/WC.

Cloaks/WC

Ceramic tiled décor to halfway, plastered emulsion décor above, plastered emulsion and coved ceiling, quality flooring, white suite to include low-level WC, petite wash hand basin set within high gloss base vanity unit with central mixer taps, all fixtures and fittings to remain.

Main Lounge (3.80 x 5.31m not including depth of bay window to front)

UPVC double-glazed Georgian bay window to front with made to measure blinds, plastered emulsion décor and coved ceiling with two modern pendant ceiling light fittings, quality flooring, central heating radiator, light oak feature Adam-style fireplace with insert and hearth housing ornamental display, ample electric power points.

Open-Plan Sitting Room/Dining Room/Kitchen (7.45 x 4.13m not including substantial depth of recesses)

Plastered emulsion décor and ceiling with coving and full range of recess lighting with feature downlighting to central island, modern slimline contrast upright radiators, ample electric power points, UPVC double-glazed French doors with made to measure blinds to rear allowing access and overlooking rear gardens with unspoilt views, further matching range of UPVC

double-glazed double French doors to rear allowing access to conservatory, full range of quality stone in colour modern fitted kitchen units with oak work surfaces which must be viewed to be fully appreciated, comprising ample wall-mounted units, base units, larder units, display cabinets, wine racks, drawer sections, matching central island with breakfast bar, insert sink and a half with freestanding mixer taps, integrated dishwasher, fridge/freezer, modern Rangemaster cooking range to remain as seen with extractor canopy fitted above, all complemented with splashback ceramic tiling and ample electric power points, ample space for dining table and perhaps sofa, an all-round excellent modern family living space, door allowing access to utility room.

Utility Room

UPVC double-glazed door to front allowing access to front gardens, plastered emulsion décor and ceiling with electric striplight fitting, vinyl floor tiling, further range of wall and base units, ample work surfaces, ample electric power points, plumbing for automatic washing machine, ample space for additional appliances.

Conservatory (2.85 x 3.42m)

Block-built to one third with UPVC double-glazed windows above all with opening skylights and double UPVC French doors to side and access to gardens, central heating radiator, quality flooring, ample electric power points, all blinds to remain as seen.

First Floor Elevation

Landing

UPVC double-glazed window to side with roller blinds, plastered emulsion décor and coved ceiling, generous access to loft, pendant ceiling light fitting, quality fitted carpet, electric power points, light oak panel doors to bedrooms 1, 2, 3, family bathroom, built-in storage cupboard fitted with shelving housing gas combination boiler supplying domestic hot water and gas central heating.

Bedroom 1 (2.80 x 1.93m not including depth of built-in storage cupboards)

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

Bedroom 2 (3.22 x 3.75m)

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

Bedroom 3 (3.19 x 3.70m)

UPVC double-glazed window to rear overlooking rear gardens and with picturesque views over the surrounding valley, made to measure blinds to remain as seen, plastered emulsion décor and coved ceiling, quality fitted carpet, radiator, ample electric power points.

Family Bathroom

Generous sized family bathroom with patterned glaze UPVC double-glazed windows to rear and side, quality tiled décor to halfway with plastered emulsion décor above, plastered emulsion and coved ceiling with full range of recess lighting, tiled flooring, all fixtures and fittings to remain, chrome heated towel rail, modern white suite comprising freestanding tub design bath with central mixer taps, low-level WC, oversized family walk-in shower cubicle with shower supplied direct from combi system, modern wash hand basin set onto light oak vanity unit with freestanding mixer taps, vanity shelving to remain as seen.

Rear Garden

Beautifully presented, laid to landscaped terraced gardens, laid to sandstone paved patio gardens ideal for entertaining, private artificial grass-laid sections ideal for children, outside electric power points, steps allowing access to rear lane access and integral garage which is situated beneath the sandstone patio, this is

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.