

Terraced House - Tonyrefail

£200,000

Property Reference: PP11810



This is a renovated and modernised, spacious three bedroom, mid-link property situated in one of the most sought after locations in Tonyrefail, offering immediate access to all services, amenities and facilities, including leisure, transport and schools at all levels. Picturesque walks and views over the surrounding hills and mountains, minutes from Talbot Green and Llantrisant, and of course the M4 corridor. This property, recently renovated and modernised, includes new fitted kitchen with new appliances, modern bathroom/WC to ground floor, together with first floor family shower room/WC, generous sized bedrooms, excellent sized gardens, arrange your appointment to avoid disappointment. It briefly comprises entrance hall, sitting room, lounge, fitted kitchen, lobby, bathroom/WC, landing, family shower room/WC, three generous sized bedrooms, gardens to front and rear, side access.



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flooring, central heating radiator, ample electric power points, feature cast iron fireplace set onto slate hearth to main feature wall, ideal for ornamental display, white panel door to side allowing access to kitchen. Kitchen (3.39 x 2.67m not including depth of recesses) UPVC double-glazed windows to rear with made to measure blinds, plastered emulsion décor and ceiling with modern three-way spotlight fitting, radiator, ceramic tiled flooring, access to understairs storage, full range of modern light beech fitted kitchen units comprising ample wall-mounted units, display units, drawer packs, display cabinets, ample work surfaces with co-ordinate splashback ceramic tiling, ample electric power points, integrated electric oven, four-ring halogen hob and extractor canopy fitted above, contrast sink and drainer with central mixer taps, freestanding automatic washing machine and dishwasher included, patterned glazed panel door to side allowing access to lobby. Lobby Plastered emulsion décor and ceiling, tiled flooring, UPVC double-glazed door to rear allowing access to rear gardens, white panel door allowing access to bathroom/WC. Bathroom/WC Patterned glaze UPVC double-glazed window to rear with made to measure blinds, plastered emulsion décor and ceiling, ceramic tiled flooring, two chrome heated towel rails, Xpelair fan, modern new white suite comprising shower-shape panel bath with above bath shower screen, central feature mixer taps, overhead rainforest shower with attachments supplied direct from combi system, low-level WC, wash hand basin with central waterfall feature mixer

taps, all fixtures and fittings included, full splashback ceramic tiling, complete to bath area. First Floor Elevation Landing Plastered emulsion décor, textured emulsion ceiling, generous access to loft, quality fitted carpet, electric power points, white panel doors to bedrooms 1, 2 and 3, shower room/WC. Bedroom 1 (4.39 x 3.72m) UPVC double-glazed windows to front and rear, papered décor, picture rail, papered ceiling, laminate flooring, radiator, ample electric power points, door to built-in wardrobe with hanging and shelving space, further door allowing access to built-in cupboard/airing cupboard with radiator fitted with shelving and housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating. Bedroom 2 (3.31 x 4.13m) UPVC double-glazed window to front, papered décor, textured emulsion ceiling, laminate flooring, radiator, ample electric power points, white panel door to built-in wardrobe with hanging and shelving space. Bedroom 3 (3.14 x 2.70m) UPVC double-glazed window to rear overlooking rear gardens, papered décor, textured and emulsion ceiling, laminate flooring, ample electric power points, radiator. Shower Room/WC Patterned glaze UPVC double-glazed window to rear with made to measure blinds, ceramic tiled décor to halfway with plastered emulsion décor above, matching ceiling with Xpelair fan, tiled flooring, chrome heated towel rail, fixtures and fittings included, walk-in shower cubicle of excellent size, fully ceramic tiled with shower supplied direct from combi system, wash hand basin with central mixer taps and low-level WC. Rear Garden Excellent sized garden offering great potential with the possibility of rear lane access if required, laid to patio further allowing access onto country-style garden laid to lawn and heavily stocked with mature shrubs, plants etc. The garden to rear benefits from a new 12ft x 14ft timber outbuilding set onto solid concrete base, supplied with electric power and light plus external electric sockets. An ideal man cave/gym or for working from home Front Garden Laid to lawn with mature shrubs to remain as seen, side

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.