

End of Terrace - Tonypandy

£115,000 Sold STC

Property Reference: PP11808



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This is a deceptively spacious, three bedroom, end-link property situated in this quiet location offering unspoilt views to the front over the surrounding valley. It offers easy access to all amenities including schools, college, transport connections and offers generous family-sized accommodation. It will be sold including all fitted carpets, floor coverings, light fittings and is being offered for sale at a very realistic price in order to achieve a quick sale with no onward chain. It benefits from UPVC double-glazing, gas central heating, modern fitted kitchen, three generous sized bedrooms, splendid sized garden to rear, yard to side and gardens to front. An early viewing appointment is highly recommended. It briefly comprises, open-plan entrance hall, spacious lounge, modern fitted kitchen/diner, utility room, first floor landing, three generous sized bedrooms, bathroom, separate WC, gardens to front, side and rear.

Entranceway

Entrance via timber and glazed panel door with UPVC double-glazed window to side through to entrance hallway.

Hallway

Papered décor, textured emulsion ceiling, laminate flooring, radiator, open-plan stairs to first floor elevation, openings to lounge and kitchen/diner.

Lounge (5.67 x 3.05m)

UPVC double-glazed windows to front and rear, papered décor with one feature wall, textured emulsion ceiling with pendant ceiling light fitting, central heating radiator, laminate flooring, ample electric power points.

Kitchen/Diner (3.82 x 3.82m)

UPVC double-glazed window to rear overlooking rear gardens, textured emulsion ceiling, papered décor, ceramic tiled flooring, central heating radiator, patterned glaze panel door to rear





allowing access to lobby, Xpelair fan, modern white in colour range of fitted kitchen units comprising wall-mounted units, base units, drawer packs, ample work surfaces with co-ordinate splashback ceramic tiling, single sink and drainer unit with central mixer taps, plumbing for automatic washing machine, ample space for additional appliances and family dining table and chairs if required, Bush eight ring gas hob available by separate negotiation, together with American-style fridge/freezer, door to utility room.

Utility Room

Generous sized with UPVC double-glazed window to side, plastered emulsion décor, textured ceiling, further range of wall and base units, laminate flooring, electric power points, ample space for additional appliances.

First Floor Elevation

Landing

Papered décor, laminate flooring, textured emulsion ceiling, generous access to loft, doors allowing access to bedrooms 1, 2, 3, bathroom, separate WC, built-in storage cupboard.

Bedroom 1 (3.88 x 3.83m)

UPVC double-glazed window to front with unspoilt views over the surrounding valley, papered décor, textured emulsion ceiling, radiator, laminate flooring, electric power points.

Bathroom

Patterned glaze UPVC double-glazed window to rear, ceramic tiled décor floor to ceiling to bath area and wash hand basin, remaining walls plastered emulsion, textured emulsion ceiling, Xpelair fan, cushion floor covering, radiator, white suite comprising panelled bath with electric shower fitted over bath, wash hand basin.

Separate WC

Patterned glaze UPVC double-glazed window to rear, papered décor,

textured emulsion ceiling, cushion floor covering, low-level WC.

Built-In Storage Cupboard

Fitted with shelving, housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

Bedroom 2 (2.15 x 2.65m)

Papered décor, UPVC double-glazed window to rear overlooking rear gardens, textured emulsion ceiling, laminate flooring, radiator, electric power points.

Bedroom 3 (3.06 x 2.91m not including depth of recesses)

UPVC double-glazed window to front with unspoilt views, papered décor with one feature wall, textured emulsion ceiling, laminate flooring, radiator, electric power points.

Rear Garden

Laid to artificial grass-laid gardens with additional terraces, patio area with garden storage shed to remain as seen, small yard area to side.

Front Gardens

Decked front gardens, outside courtesy lighting, outside power points, unspoilt views of the surrounding mountains, brick front boundary wall, wrought iron gate allowing main 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.