

Terraced House - Pontypridd

£182,000

Property Reference: PP11831



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This is a spacious, three bedroom plus study, mid-link, family home with outstanding flat gardens to front and rear, offering enormous potential for extensions, driveways or garage. It is situated in a convenient location, offering immediate access to all amenities and facilities with connections to A470 for Merthyr Tydfil, Brecon and M4 corridor. It is situated in the heart of the village and is ideal for schools, leisure facilities with easy access to Pontypridd town centre and all its facilities including Ynysangharad Park. The property has been very well maintained throughout and will be sold as seen including made to measure blinds, fitted carpets, floor coverings, light fittings and offers outstanding potential to create your own dream home. It benefits from UPVC double-glazing, gas central heating. It briefly comprises entrance hall, spacious lounge, spacious kitchen/breakfast room, lobby, shower room/WC, first floor landing, built-in storage cupboard, three generous sized bedrooms, walk-in storage/dressing room/study ideally converted to en-suite off bedroom 3, flat gardens to front and rear.

Entranceway

Entrance via UPVC double-glazed door allowing access to entrance hall.

Hallway

Textured emulsion décor and ceiling, fitted carpet, radiator, staircase to first floor elevation with matching fitted carpet, white panel door to side allowing access to lounge.

Lounge (3.95 x 4.04m not including depth of recesses)

UPVC double-glazed windows to front and rear both with made to measure blinds, plastered emulsion décor with one feature wall papered, modern Adam-style fireplace with black marble-effect insert and hearth housing ornamental electric fire





to remain as seen, quality fitted carpet, radiator, ample electric power points, wall-mounted gas service meters, plastered emulsion ceiling with pendant ceiling light fitting, door to side allowing access to kitchen/diner.

Kitchen/Diner (3.77 x 3.36m)

UPVC double-glazed window and door to rear overlooking and allowing access to rear gardens, patterned artex ceiling with electric striplight fitting, ceramic tiled décor to halfway with plastered emulsion décor above, cushion floor covering, radiator, wall-mounted gas combination boiler supplying domestic hot water and gas central heating, full range of light oak fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, ample work surfaces with co-ordinate splashback ceramic tiling, single sink and drainer unit with mixer taps, plumbing for automatic washing machine, ample electric power points, ample space for additional appliances as required, ample space for kitchen table and chairs, white panel door to side allowing access to lobby.



Lobby

Papered décor, textured emulsion ceiling, fitted carpet, gas service meters, radiator, patterned glaze UPVC double-glazed window to front, white panel door to side allowing access to shower room/WC.



Shower Room/WC

Patterned glaze UPVC double-glazed window to front, ceramic tiled décor, plastered emulsion ceiling, radiator, modern white suite comprising low-level WC, wash hand basin with central mixer taps housed within high gloss base vanity unit, walk-in shower cubicle with Triton electric shower, Xpelair fan.

First Floor Elevation

Landing



UPVC double-glazed window to front with made to measure blinds, textured emulsion décor, patterned artex and coved ceiling, fitted carpet, sapele doors to bedrooms 1, 2, 3, further door to walk-in storeroom/study, additional door to walk-in storage.

Bedroom 1 (3.98 x 3.63m)

UPVC double-glazed windows to front and rear both with made to measure blinds, papered décor, picture rail, textured ceiling, fitted carpet, radiator, electric power points.

Bedroom 2 (3.05 x 2.01m)

UPVC double-glazed window to rear with made to measure blinds, papered décor, dado to centre, textured emulsion ceiling, fitted carpet, radiator, electric power points.

Bedroom 3 (3.36 x 2.97m)

UPVC double-glazed window to rear with made to measure blinds overlooking rear gardens, papered décor, textured emulsion ceiling, fitted carpet, radiator, electric power points.

Walk-In Storage (2.19 x 1.75m)

Could ideally be converted to en-suite to bedroom 3, plastered emulsion décor and ceiling, fitted carpet, radiator, electric power points.

Rear Garden

Beautifully presented, laid to paved patio further allowing access onto grass-laid gardens with additional patio ideal perhaps for construction detached garage or driveway subject to standard planning applications.

Front Garden

Laid to grassed lawn with block-built front boundary wall with wrought iron gate allowing main access, additional driveway for off-road parking could be possible subject to planning.

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.