

Terraced House - Tonypandy

£127,500

Property Reference: PP11841



Situated in this quiet, side street location within the heart of the thriving village of Tonypandy, we are delighted to offer to the market this very well maintained and upgraded, two double bedroom, formerly three bedroom but now converted, extended, mid-terrace property with small courtyard and low maintenance terrace patio gardens to front with double driveway for off-road parking.



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Entranceway

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

Porch

Panelled décor to halfway, papered décor above, tiled flooring, plastered emulsion ceiling, ornate glazed panel door to rear allowing access to open-plan lounge/diner.

Open-Plan Lounge/Diner (4.82 x 6.45m)

UPVC double-glazed double French doors to front allowing access to conservatory/summer room, plastered emulsion décor with one feature wall papered, plastered emulsion and ornate coved ceiling with centrepieces and two pendant ceiling light fittings, two radiators, fitted carpet, staircase to first floor elevation with spindled balustrade and matching fitted carpet, ample electric





power points, two central heating radiators, light oak panel door to rear allowing access to kitchen.

Conservatory/Summer Room (2.71 x 3.43m)

UPVC double-glazed double French doors to rear allowing access onto front gardens and offering unspoilt views over the surrounding valley, further PVC panels either side with opening skylights, laminate flooring, electric power points, television aerial socket, four-way spotlight fitting.



Kitchen (2.96 x 3.75m not including substantial depth to recess alcoves)

UPVC double-glazed window and door to side allowing access to rear gardens, plastered emulsion décor with panelling to halfway, radiator, ceramic tiled flooring, wall-mounted gas combination boiler supplying domestic hot water and gas central heating, patterned artex ceiling with electric striplight fitting, full range of white fitted kitchen units comprising ample wall-mounted units, base units, drawer sections, integrated electric oven, four ring electric hob, extractor canopy fitted above, ample work surfaces with splashback ceramic tiling, ample electric power points, recess fitted with wall-mounted electric service meters, further electric power points, plumbing for automatic washing machine.



First Floor Elevation

Landing

UPVC double-glazed window to rear, papered décor with one contrast wall, fitted carpet, radiator, plastered emulsion ceiling with generous access to loft, electric power points, light oak panel doors to bedrooms 1, 2, shower room/WC.

Bedroom 1 (2.50 x 4.81m)

Two UPVC double-glazed windows to front overlooking front gardens and with



unspoilt views, plastered emulsion décor, textured emulsion ceiling, fitted carpet, radiator, electric power points, built-in wardrobes to one wall providing ample hanging and shelving space.

Shower Room/WC

PVC panelling to halfway, papered décor above, textured emulsion and coved ceiling with three-way spotlight fitting, cushion floor covering, radiator, white suite comprising low-level WC, wash hand basin, walk-in shower cubicle housing electric shower.

Bedroom 2 (3.05 x 2.97m)

UPVC double-glazed window to rear, papered décor with one contrast wall, textured emulsion ceiling, fitted carpet, radiator, electric power points, door to built-in storage cupboard.

Rear Garden

Paved to small yard with rear access.

Front Garden

Low maintenance terraced patio garden stocked with two well established conifer trees and off-road parking driveway for two vehicles.

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.