

**Detached House - Tonyrefail**

**£285,000**

*Property Reference: PP11882*



This is a modern, traditional build, four bedroom, detached property situated on this quiet, secluded plot off Tylcha Fach Estate, Coed Ely, Tonyrefail.



This is a modern, traditional build, four bedroom, detached property situated on this quiet, secluded plot off Tylcha Fach Estate, Coed Ely, Tonyrefail. The property, built in recent years, benefits from UPVC double-glazing, gas central heating, offers generous family-sized accommodation with outstanding gardens to side, front and rear with a beautiful oak tree, offering excellent off-road parking and planning consent to construct garage to side if required. This property offers easy access to all amenities and facilities including schools, leisure facilities and excellent road connections for Llantrisant, Talbot Green and M4 corridor. It is being offered for sale at a very realistic price, in order to achieve a quick sale with no onward chain. It briefly comprises, spacious open-plan entrance hallway, cloaks/WC, main lounge/diner, fitted kitchen/breakfast room with integrated appliances, fitted utility room with integrated appliances, second reception room, first floor landing, built-in storage cupboards, four generous sized bedrooms, en-suite shower room/WC to bedroom 2, family bathroom/WC/shower, gardens to front, side and rear, driveway.

#### Entranceway

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

#### Hallway

Plastered emulsion décor and coved ceiling, quality oak panel flooring, radiator, electric power points, solid oak staircase to first floor elevation with spindled balustrade, panel doors allowing access to cloaks/WC, lounge, kitchen, second reception room.

#### Cloaks/WC

Patterned glaze UPVC double-glazed window to front, plastered emulsion décor and ceiling, ceramic tiled flooring, chrome heated towel rail, white suite





comprising low-level WC, wall-mounted corner wash hand basin with central mixer taps and splashback ceramic tiling.

### Main Lounge (3.82 x 6.41m)

UPVC double-glazed window to front, plastered emulsion décor and coved ceiling, quality oak panel flooring, ample electric power points, telephone point, two radiators, oak panel flooring, oak Adam-style fireplace with recess ideal for log burner or display, two wall light fittings to remain, UPVC double-glazed double French doors to side allowing access to rear gardens, opening to side with panel door allowing access to kitchen/breakfast room.



### Kitchen/Breakfast Room (5.67 x 2.91m not including depth of recesses)

Access to understairs storage, UPVC double-glazed windows to rear, UPVC double-glazed door to rear allowing access to gardens, plastered emulsion décor and coved ceiling with range of recess lighting, ceramic tiled-effect laminate flooring, full range of light beech fitted kitchen units comprising ample wall-mounted units, base units, pan drawers, ample work surfaces with matching splashback and further ceramic tiled splashback, double insert sink with central mixer taps and drainer, plumbing for washing machine or dishwasher, integrated electric oven, four ring electric hob, extractor canopy fitted above, integrated fridge, central heating radiator, ample electric power points, ample space for kitchen table and chairs if required, panel door to side allowing access to entrance hallway, matching door allowing access to utility room.



### Utility Room

UPVC double-glazed door to side allowing access to front and rear



gardens, plastered emulsion décor and ceiling, laminate flooring, electric power points, further single sink and drainer unit with central mixer taps, plumbing for automatic washing machine, integrated fridge/freezer, wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

## Second Reception Room (4.3 x 3.20m)

UPVC double-glazed window to front, plastered emulsion décor and ceiling, wall light fittings to remain, quality oak panel flooring, radiator, ample electric power points.

## First Floor Elevation

### Landing

UPVC double-glazed window to rear, plastered emulsion décor and coved ceiling, electric power points, radiator, white panel doors to bedroom 1, built-in storage cupboard, bedroom 2, bedroom 3, family bathroom, bedroom 4.

### Bedroom 1 (2.77 x 4.91m)

UPVC double-glazed window to front, plastered emulsion décor and coved ceiling, fitted carpet, radiator, ample electric power points.

### Bedroom 2 (3.92 x 3.61m)

UPVC double-glazed window to front, plastered emulsion décor and coved ceiling, fitted carpet, radiator, electric power points, white panel door to built-in storage cupboard, further white panel door to en-suite shower room/WC.

### En-Suite Shower Room

Patterned glaze UPVC double-glazed window to front, plastered emulsion décor with ceramic tiling to halfway and complete to one wall and shower area, quality flooring, chrome heated towel rail, modern white suite comprising low-level WC, wash hand basin with central mixer taps set within high gloss base vanity unit, oversized corner shower cubicle with Triton electric shower.

### Bedroom 3 (2.54 x 2.63m)

UPVC double-glazed window to rear, plastered emulsion décor and coved ceiling, laminate flooring, radiator, electric power points.

### Family Bathroom

Patterned glaze UPVC double-glazed window to rear, quality ceramic tiled décor to halfway with plastered emulsion décor above, plastered emulsion ceiling with Xpelair fan, quality flooring, chrome heated towel rail, white suite comprising panelled bath with twin handgrips, low-level WC, wash hand basin with central mixer taps, walk-in shower cubicle with overhead rainforest shower with attachments supplied direct from combi system.

### Bedroom 4 (3.37 x 2.82m)

UPVC double-glazed window to rear, plastered emulsion décor and coved ceiling, fitted carpet, radiator, electric power points.

### Side Garden

Laid to paved patio with decorative gravel feature sections, brick wall allowing access through to country-style garden heavily stocked with mature shrubs, plants, evergreens and with a beautiful oak tree, timber gate allowing access to front gardens, small pond.

### Rear Garden

Concrete paved patio leading on to decorative gravel sections, with mature trees, outside water tap fitting, outside courtesy lighting, further timber gate allowing access to side entrance.

### Front Garden

Laid to brick patio with mature trees, shrubs to boundaries, gravel laid driveway for off-road parking, planning consent for single garage to side of property if required.

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## 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

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# 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.