

Terraced House - Tonypandy

£179,950

Property Reference: PP10873



This is an incredibly spacious, four bedroom, double extended, mid-terrace property situated in this popular residential side street location offering immediate access to all amenities and facilities including schools, transport connections and excellent road links for Llantrisant and M4 corridor.



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Entranceway

Entrance via modern UPVC double-glazed door allowing access to impressive, splendid, open-plan family living/lounge/dining room/sitting room/kitchen.

Open-Plan Family Living Room/Lounge/Dining Room/Sitting Room/Kitchen (approx. 11.04 x 4.45m)
Must be viewed to be fully appreciated! Sash-effect UPVC double-glazed window to front, plastered emulsion décor and ceiling with full range of halogen recess lighting, quality laminate flooring, central heating radiator, wall-mounted and boxed in electric service meters, ample electric power points, radiator,





built-in storage cupboard housing gas service meters, open-plan stairs to first floor elevation with spindled balustrade and new fitted carpet, allowing access from lounge to sitting room/dining room.

Sitting Room/Dining Room

Matching décor with full range of halogen recess lighting, matching laminate flooring, electric power points, dividing through with breakfast bar to kitchen/breakfast area.

Kitchen/Breakfast Area

UPVC double-glazed window and door to rear overlooking and allowing access to rear gardens with unspoilt views over the surrounding hills, matching décor and ceiling with full range of halogen recess lighting, quality porcelain tiled décor, radiator, ample electric power points, full range of midnight blue fitted kitchen units with oak-effect contrast work surfaces comprising ample wall-mounted units, base units, pan drawers, drawer sections, larder units, integrated fridge/freezer, electric oven, four ring electric hob, single sink and drainer unit with central mixer taps, extractor canopy and modern white panel door to side allowing access to lobby/utility.



Lobby/Utility

Plastered emulsion décor and ceiling with recess halogen lighting, matching porcelain tiled flooring, plumbing for automatic washing machine, electric power points, radiator, modern white panel door to rear allowing access to cloaks/WC.



Cloaks/WC

Patterned glaze UPVC double-glazed window to rear, plastered emulsion décor and ceiling with halogen recess lighting, porcelain tiled flooring, white suite to include low-level WC, wash hand basin.



First Floor Elevation

Double Landing

Plastered emulsion décor and ceiling, generous access to loft, full range of halogen recess lighting, fitted carpet, modern white panel doors to bedrooms 1, 2, family bathroom, bedroom 3 and 4.

Bedroom 1 (2.20 x 2.11m)

Sash-effect UPVC double-glazed window to front, plastered emulsion décor and ceiling with halogen recess lighting, quality fitted carpet, radiator, ample electric power points.

Bedroom 2 (2.70 x 4.03m)

Sash-effect UPVC double-glazed window to front, plastered emulsion décor and ceiling with range of recess halogen lighting, quality fitted carpet, radiator, ample electric power points.

Family Bathroom

Generous sized family bathroom with quality porcelain tiled flooring, plastered emulsion ceiling with recess halogen lighting, Xpelair fan, chrome heated towel rail, porcelain tiled décor floor to ceiling, new white suite comprising bath with central waterfall feature mixer taps, above bath shower screen, overhead rainforest shower with attachments supplied direct from combi system, low-level WC, wash hand basin with central mixer taps, white panel door to built-in storage cupboard housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

Bedroom 3 (3.95 x 1.79m)

UPVC double-glazed window to rear offering unspoilt views, plastered emulsion décor and ceiling with halogen recess lighting, quality new fitted carpet, radiator, electric power points.

Bedroom 4 (2.69 x 4.86m)

UPVC double-glazed window to rear offering unspoilt views, plastered emulsion décor and ceiling with halogen recess lighting, quality fitted carpet, radiator, ample electric power points.

Rear Garden

Excellent sized garden offering enormous potential, laid to patio with wrought iron balustrade, further allowing access onto grass-laid gardens, potential for outbuilding if required, great opportunities.

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.