

Terraced House - Tonypandy

£159,950

Property Reference: PP11682



This is a beautifully presented, completely renovated and modernised, three bedroom, mid-terrace property situated in this convenient popular, side street location offering direct access into the town centre itself.



This is a beautifully presented, completely renovated and modernised, three bedroom, mid-terrace property situated in this convenient popular, side street location offering direct access into the town centre itself. Offering easy access to all amenities, facilities, schools at all levels, transport connections and road links via A4119 for Llantrisant, Talbot Green and M4 corridor. This property offers excellent family-sized accommodation and an early viewing is highly recommended. It benefits from UPVC double-glazing, gas central heating, it will be sold including quality fitted carpets, porcelain tiled flooring, made to measure blinds and some light fittings. It affords modern high gloss fitted kitchen with integrated appliances and ample breakfast/dining space, modern bathroom with WC and landscaped gardens to front and rear with excellent lane access. Priced for quick sale. An early viewing appointment is required. It briefly comprises, entrance hall, spacious lounge/diner, walk-in storage room, modern fitted kitchen/breakfast room, modern bathroom/WC, first floor landing, three generous sized bedrooms, landscaped terraced garden to rear, patio garden to front.

Entranceway

Entrance via modern composite double-glazed panel door allowing access to entrance hallway.

Hallway

Plastered emulsion décor and ceiling, porcelain tiled flooring, electric power points, wall-mounted and boxed in electric service meters, radiator, staircase to first floor elevation with quality modern fitted carpet, white panel door to side allowing access to lounge/diner.

Lounge/Diner (3.56 x 6.35m not including depth of recesses)

Sash-effect UPVC double-glazed window to front with





made to measure blinds, plastered emulsion décor and ceiling with two pendant ceiling light fittings, quality fitted carpet, two radiators, ample electric power points, gas service meters housed within recess storage, double white panel doors to rear allowing access to kitchen/breakfast room, further matching door to side allowing access to walk-in storage room.

Storage Area

Access to understairs, plastered emulsion décor and ceiling, fitted carpet.



Kitchen/Diner (4.51 x 2.76m)

UPVC double-glazed window and door to rear allowing access and overlooking rear gardens, plastered emulsion décor and ceiling with range of recess lighting and genuine dome, porcelain tiled flooring, full range of high gloss dove grey fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, ample work surfaces with co-ordinate splashback ceramic tiling, ample electric power points, electric integrated oven, four ring gas hob, extractor canopy fitted above, stainless steel sink and drainer with central mixer taps, central heating radiator, ample space for additional appliances and kitchen table and chairs if required, television aerial socket, white panel door to rear allowing access to bathroom/WC.



Bathroom/WC

Patterned glaze UPVC double-glazed window to rear, plastered emulsion décor and ceiling with recess lighting, Xpelair fan, porcelain tiled flooring, chrome heated towel rail, fixtures and fittings to remain, modern white suite comprising panelled bath with central mixer taps and shower attachments, above bath shower screen, wash hand basin set within



high gloss base vanity unit with central mixer taps, close-coupled WC, fully ceramic tiled to bath area with splashback to wash hand basin, wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

First Floor Elevation

Landing

UPVC double-glazed window to rear overlooking rear gardens with made to measure blinds, plastered emulsion décor and ceiling, generous access to loft, fitted carpet, spindled balustrade, electric power points, telephone point, white panel doors to bedrooms 1, 2, 3.

Bedroom 1 (3.02 x 2.05m)

Sash-effect UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and ceiling, quality fitted carpet, radiator, electric power points.

Bedroom 2 (2.38 x 3.88m)

Sash-effect UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and ceiling, fitted carpet, radiator, electric power points.

Bedroom 3 (2.85 x 2.37m)

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

Rear Garden

Excellent sized garden to rear, landscaped and laid to patio gardens with artificial grass-laid lawn with additional patio area and excellent rear lane access, also laid to feature decorative gravel patio with rear boundary wall and solid steel lockable rear lane access.

Front Garden

Laid to patio, maintenance-free with original stone front boundary wall with wrought iron balustrade and matching 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.