

# propertyplus

# for sale

End of Terrace - Penygraig

£198,000

Property Reference: PP11980



This is an immaculately presented, completely renovated and modernised, spacious two bedroom plus loft storage, bay-fronted, end-terrace property situated here in this sought after residential side street where properties seldom become available offering immediate access to amenities and facilities including schools, transport connections, road links via A4119 for M4 corridor, Llantrisant and Talbot Green.



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Entranceway

Entrance via modern UPVC double-glazed





door allowing access to entrance porch.

## Porch

Plastered emulsion décor and coved ceiling, wall-mounted and boxed in electric service meters, marble-effect hardwearing water resistant panel flooring, contrast panel door to rear allowing access to spacious open-plan lounge/diner.

## Lounge/Diner (4.45 x 7.12m into bay)

UPVC double-glazed bay window to front with made to measure blinds overlooking front gardens and with spectacular unspoilt views over the surrounding valley and mountains, plastered emulsion décor and ornate coved ceiling with matching centrepieces and two pendant ceiling light fittings, matching flooring to hallway, ample electric power points, two central heating radiators with modern lattice work covers, oversized Adam-style feature fireplace with matching mirror above with marble insert and hearth housing ornamental electric fire to remain as seen, open-plan staircase to first floor elevation with contrast spindled balustrade and carpet tread, feature arch recess with base storage fitted with shelving, feature archway to rear through to open-plan kitchen/diner.

## Kitchen/Diner (4.76 x 2.65m not including depth of recesses)

UPVC double-glazed window to side with made to measure roller blinds, UPVC double-glazed patio doors to rear with blinds overlooking and allowing access, plastered emulsion ceiling with coving and a range of recess lighting together with feature three-way dropdown pendant ceiling light fitting, plastered emulsion décor, slimline contrast upright radiator, matching flooring throughout ground floor, full range of modern slate in

colour, quality fitted kitchen units comprising ample wall-mounted units, base units, corner display shelving, drawer packs, larder unit, ample work surfaces with co-ordinate splashback ceramic tiling and electric power point, integrated five ring gas cooking range to remain as seen with matching extractor canopy fitted above, contrast single sink and drainer unit with flexi mixer taps, ample storage facilities, contrast door to rear allowing access to utility room.

## Utility Room

UPVC double-glazed window to rear with made to measure blinds, plastered emulsion décor and coved ceiling with modern pendant ceiling light fitting, ceramic tiled flooring, further range of matching base units to kitchen, ample genuine marble work surfaces with splashback ceramic tiling, ample electric power points, plumbing for automatic washing machine, access to shower room/WC.

## Shower Room/WC

Patterned glaze UPVC double-glazed window to rear, plastered emulsion and coved ceiling with Xpelair fan, matching pendant ceiling light fitting, ceramic tiled flooring, contrast black heated towel rail, fully ceramic tiled décor, white suite comprising close-coupled WC with wash hand basin connected and central waterfall feature mixer taps, walk-in shower cubicle with shower supplied direct from combi system with overhead rainforest feature and attachments.

## First Floor Elevation

### Landing

Plastered emulsion décor and coved ceiling, spindled balustrade, quality modern fitted carpet, radiator with modern lattice work cover, contrast doors to bedrooms 1, 2, family bathroom, further UPVC double-glazed window to rear with made to measure blinds, matching door allowing access to inner landing.

### Family Bathroom

UPVC double-glazed window to front with made to measure blinds, quality ceramic tiled décor to halfway, plastered emulsion décor above, plastered emulsion and coved ceiling with modern pendant ceiling light fitting, cushion floor covering, authentic rolltop style radiator and heated towel rail, quality white in colour Victorian-style rolltop bath with central mixer taps and shower attachments, close-coupled WC, oval wash hand basin set within genuine marble vanity display with freestanding central mixer taps and set within contrast base storage unit.

### Bedroom 1 (2.85 x 3.45m)

UPVC double-glazed window to front offering spectacular unspoilt views with made to measure blinds, plastered emulsion décor with one feature wall papered, plastered emulsion and coved ceiling with pendant ceiling light fitting, quality laminate flooring, radiator, ample electric power points.

### Bedroom 2 (2.85 x 2.63m)

UPVC double-glazed window to rear overlooking rear gardens with made to measure blinds which acts as fire escape, plastered emulsion décor and coved ceiling, quality flooring, range of built-in wardrobes providing ample hanging and shelving space with additional matching vanity section or ideal for workspace, built-in storage cupboard housing new wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

### Inner Landing

Wood panel flooring, plastered emulsion décor, staircase to loft storage with carpet tread.

### Loft Storage

Full width and depth of the main property, an excellent sized space with plastered emulsion décor, one feature wall papered, quality laminate flooring, two Velux double-glazed skylight window, spindled balustrade, ample electric power points, concealed storage within eaves, central heating radiator, range of built-in storage cupboard.

Rear Garden

Laid to sandstone patio further allowing access

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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.