

propertyplus for sale

Terraced House - Tonypandy

£148,000 Sold STC

Property Reference: PP12029



This is a beautifully presented, extended, modern, three bedroom, mid-terrace property situated in this convenient location with incredible unspoilt south-facing views over Clydach Lakes and Blaenclydach Country Park.



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This is a beautifully presented, extended, modern, three bedroom, mid-terrace property situated in this convenient location with incredible unspoilt south-facing views over Clydach Lakes and Blaenclydach Country Park. The property must be viewed to be fully appreciated. It is finished to an excellent standard and offers generous modern family accommodation. It is tastefully decorated and presented and will be sold inclusive of many extras, some being quality modern fitted kitchen with integrated appliances and freestanding American fridge/freezer plumbed for instant ice, modern shower room/WC with all fixtures and fittings to remain, quality fitted carpets, floor covering and tiling, modern fitted lights and made to measure blinds throughout. The gardens are maintenance-free, laid to decked patio, porcelain tiled patios and artificial grass-laid sections. Be sure to book your viewing appointment today to avoid disappointment. It benefits from UPVC double-glazing, gas central heating and offers easy access to the main village of Tonypandy itself with all its shops, transport connections. It offers easy access to schools and college, great access to link roads for M4 corridor and for outdoor activities surrounded by mountains, lakes, waterfalls, running tracks and so much more. It briefly comprises, entrance porch, spacious open-plan modern lounge/diner, through to quality fitted kitchen/breakfast area/family room, shower room/WC, first floor landing, three bedrooms, low maintenance terraced garden to rear.

Entranceway

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

Porch

Modern wood panelling to halfway with plastered emulsion décor above,





plastered emulsion and coved ceiling with three-way spotlight fitting, wall-mounted electric service meters, tiled flooring, modern white etched glaze panel door to rear allowing access to outstanding, spacious, open-plan lounge/diner.



Lounge/Diner (4.38 x 6.66m not including depth of recesses)

UPVC double-glazed window to front with new made to measure blinds, plastered emulsion décor with all light fittings to remain, plastered emulsion and coved ceiling with two modern pendant ceiling light fittings, three central heating radiators, quality panelled flooring, feature mediawall with insert for flatscreen television, ethanol feature insert wall-mounted fire which will remain as seen with oak mantel, one recess alcove, gas service meters housed within recess storage cabinet, open-plan stairs to first floor elevation with modern fitted carpet, ample electric power points, double clear glazed French doors to rear allowing access to kitchen/breakfast room/family room, modern white panel door to side allowing access to lobby.



Kitchen/Breakfast Room/Family Room (6.35 x 3.75m)

UPVC double-glazed window with made to measure blinds to rear overlooking rear gardens and with unspoilt views over the surrounding valley, further half and half barn-style UPVC double-glazed door to rear allowing access to gardens, plastered emulsion décor and coved ceiling with two pendant ceiling light fittings to remain, quality porcelain tiled flooring, radiator, ample electric power points, wall-mounted gas combination boiler housed behind one matching kitchen unit, full range of stone in



colour high gloss fitted kitchen units comprising ample wall-mounted units, base units, feature kickboard lighting, matching pan drawers, larder units, ample work surfaces with co-ordinate splashback ceramic tiling and feature lighting, integrated five ring gas hob, electric oven, microwave, extractor unit, contrast single sink and drainer with central mixer taps and plumbing for automatic washing machine, American-style fridge/freezer plumbed for instant ice and cold water to remain as seen, matching breakfast bar with additional electric power points, some with USB connections.

Lobby

Plastered emulsion décor and ceiling, tiled flooring, opening through to a feature shower room/WC, door allowing access to under stairs storage.

Shower Room/WC

Quality tiled to halfway and complete to shower area, plastered emulsion décor above, plastered emulsion ceiling with feature recess lighting and dome providing ample natural light, matching tiled flooring, chrome heated towel rail, modern suite fitted in white comprising oversized family walk-in shower cubicle with overhead rainforest shower with attachments supplied direct from combi system, low-level WC, oversized modern wash hand basin set within contrast base vanity unit with mirrored cabinet above, central waterfall feature mixer taps.

First Floor Elevation

Landing

UPVC double-glazed window to rear offering unspoilt views with made to measure blinds to remain, plastered emulsion décor and coved ceiling with three-way spotlight fitting and access to loft, electric power points, spindled balustrade, white panel doors to bedrooms 1, 2, 3.

Bedroom 1 (2.44 x 1.98m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and coved ceiling with four-way spotlight fitting, fitted carpet, radiator, ample electric power points.

Bedroom 2 (2.68 x 3.40m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and coved ceiling with four-way spotlight fitting, fitted carpet, radiator, ample electric power points.

Bedroom 3 (2.65 x 3.27m)

UPVC double-glazed window to rear offering unspoilt views over the surrounding mountains, plastered emulsion décor and coved ceiling, one feature wall with modern wood panelling, fitted carpet, radiator, ample electric power points.

Rear Garden

Beautifully presented, south-facing offering unspoilt views over the lakes and Blaenlydach Country Park, laid to decked patio area with outside water tap fitting, outside courtesy lighting, timber balustrade, further steps allowing access to additional enclosed patio garden laid to porcelain tiled patio and section of artificial grass-laid lawns.

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.