

Terraced House - Pontypridd

£159,950

Property Reference: PP12265



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This is a renovated and modernised, three bedroom, mid-terrace property situated in this quiet, cul-de-sac side street location, just outside Pontypridd town centre. It affords UPVC double-glazing, gas central heating, will be sold including all fitted carpets, floor coverings, made to measure blinds, light fittings, and offers excellent family-sized accommodation but is also an ideal first time buyer's property. Within minutes walking distance of the main town centre with all its high street shops, bars, transport connections, you can't go wrong! The property is being offered for sale at this bargain price in order to achieve a quick sale. It briefly comprises, entrance hall, spacious lounge/diner, modern fitted kitchen, inner hallway, family bathroom/WC, utility room, first floor landing, three excellent sized bedrooms, flat low maintenance rear garden with rear lane access.

Entranceway

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

Hallway

Plastered emulsion décor, textured ceiling, wall-mounted electric service meters, quality flooring, radiator, staircase to first floor with quality fitted carpet, bevel-edged glaze oak panel door to side allowing access to lounge/diner.

Lounge/Diner (3.80 x 6.35m)

UPVC double-glazed window to front with made to measure blinds, UPVC double-glazed window to rear with made to measure blinds overlooking rear garden, plastered emulsion décor with one feature papered wall, textured emulsion and coved ceiling with two pendant ceiling light fittings, one central heating radiator, quality modern fitted carpet, ample electric power points, two recess alcoves, Adam-style fireplace with





marble-effect insert housing ornamental electric fire, bevel-edged glaze oak panel door to rear to kitchen.

Kitchen (3.70 x 2.46m)

UPVC double-glazed window to side with made to measure roller blinds, plastered emulsion décor and ceiling with modern three-way pendant ceiling light fitting, quality slate-effect panelled flooring, access to understairs storage, full range of high gloss white fitted kitchen units comprising ample wall-mounted units, base units, ample work surfaces with co-ordinate splashback ceramic tiling, single sink and drainer unit with central mixer taps, plumbing for automatic washing machine and dishwasher, ample space for further appliances, space for freestanding gas cooker if required with extractor canopy above to remain as seen, white panel door to rear allowing access to inner hallway.

Hallway

Plastered emulsion décor, continuation of slate-effect panelled flooring, plastered emulsion ceiling, UPVC double-glazed door to rear allowing access to utility room, radiator, white panel door to side allowing access to bathroom/WC.

Bathroom

Generous sized bathroom with UPVC double-glazed window to side, modern PVC panelled décor floor to ceiling, PVC panelled ceiling, three-way spotlight fitting, ceramic tiled flooring, radiator, all fixtures and fittings to remain, Xpelair fan, white suite comprising low-level WC, wash hand basin with central mixer taps, panelled bath with central mixer taps, above bath shower screen, overhead rainforest shower with attachment supplied direct from combi system.

Utility Room

UPVC double-glazed window to

rear overlooking rear gardens, timber door to side allowing access to gardens, supplied with electric power and light.

First Floor Elevation

Landing

Fire escape UPVC double-glazed window to rear with made to measure blinds, plastered emulsion décor, textured emulsion and coved ceiling, generous access to loft, spindled balustrade, electric power points, quality modern fitted carpet, radiator, modern white panel doors to bedrooms 1, 2, 3.

Bedroom 1 (2.74 x 1.80m)

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 (2.79 x 3.73m)

UPVC double-glazed window to front with made to measure roller blinds, plastered emulsion décor, one feature wall with wood panelling and papered décor above, quality fitted carpet, radiator, electric power points.

Bedroom 3 (2.98 x 2.51m)

UPVC double-glazed window to rear with made to measure blinds overlooking rear gardens, plastered emulsion décor with one feature wall papered, textured ceiling, modern fitted carpet, radiator, electric power points, built-in fitted cupboard housing gas combination boiler supplying domestic hot water and gas central heating.

Rear Garden

Low maintenance garden laid to concrete with further concrete paved pathway, artificial grass-laid sections, leading onto raised decked garden, block-built with timber boundary fencing and excellent rear lane access, outside water tap fitting, outside courtesy lighting.

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.