

Semi-Detached House - Tonyrefail

£239,950

Property Reference: PP12272



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This is a completely renovated and modernised, three bedroom, semi-detached property situated here in this particularly sought after cul-de-sac where properties seldom become available to the market. The property offers generous family-sized accommodation and benefits from new concrete tiled roof, UPVC double-glazing, gas central heating and will be sold with quality modern fitted carpets and floor coverings throughout. It offers generous family-sized accommodation with modern fitted kitchen/breakfast room, spacious lounge, built-in wardrobes to all bedrooms, modern bathroom/WC with rainforest shower over bath. It affords low maintenance front gardens, excellent sized terraced garden to rear laid to decked patio, crazy paved patio and lawned sections, single detached garage and driveway for off-road parking for a number of vehicles. The location of this property offers easy access to schools, leisure facilities and excellent road links to Llantrisant, Royal Glamorgan Hospital and M4 corridor. Being offered for sale at this very realistic price in order to achieve a quick sale, an early viewing appointment is essential. It briefly comprises, open-plan hallway, lounge, modern fitted kitchen/dining room with integrated appliances, first floor landing, three generous sized bedrooms all with fitted wardrobes, family bathroom/WC with rainforest shower, gardens to front and rear, detached garage and driveway for off-road parking.

Entranceway

Entrance via composite double-glazed modern panel door with PVC panels either side allowing access to open-plan entrance hallway.

Hallway

Plastered emulsion décor and coved ceiling, quality flooring, electric power points, radiator,





open-plan stairs to first floor elevation with modern fitted carpet, white panel doors to lounge and kitchen.

Lounge (3.45 x 4.68m)

UPVC double-glazed window to front overlooking front gardens and with unspoilt views of the surrounding countryside, made to measure blinds included, plastered emulsion décor and ornate coved ceiling with matching centrepiece, wall light fittings, radiator, quality parquet flooring, ample electric power points.

Kitchen/Diner (3.75 x 5.37m)

Two UPVC double-glazed windows to rear both with oak plinths above, overlooking rear gardens, plastered emulsion décor with droplighting to dining area and further range of lighting, quality flooring, central heating radiator, ample electric power points, UPVC double-glazed door to side allowing access to driveway and gardens, full range of quality dove grey fitted kitchen units comprising ample wall-mounted units, base units, pan drawers, wine racks, ample work surfaces with full range of splashback ceramic tiling, ample electric power points, insert sink and drainer with central mixer taps, plumbing for automatic washing machine, space for additional appliances, integrated electric oven, four ring electric hob, extractor canopy fitted above, white panel door to understairs storage.



First Floor Elevation

Landing

UPVC double-glazed window to side, plastered emulsion décor, textured emulsion ceiling with generous access to loft, modern new fitted carpet, electric power points, modern white panel doors to bedrooms 1, 2, 3, built-in storage cupboard, family bathroom.



Bedroom 1 (3 x 2.27m)



UPVC double-glazed window to front offering unspoilt views over the surrounding countryside, plastered emulsion décor, textured emulsion ceiling, fitted carpet, radiator, ample electric power points, door to built-in storage/wardrobe.

Bedroom 2 (4.20 x 3.45m)

UPVC double-glazed window to front offering unspoilt views, plastered emulsion décor, textured emulsion ceiling, quality fitted carpet, radiator, ample electric power points, built-in wardrobe with hanging and shelving space.

Built-In Storage Cupboard

Housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

Bedroom 3 (3.45 x 2.47m)

UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor, textured ceiling, quality fitted carpet, radiator, built-in wardrobe, ample electric power points.

Family Bathroom

Patterned glaze UPVC double-glazed window to rear and further matching window to side, quality ceramic tiled décor to halfway with plastered emulsion décor above, plastered emulsion ceiling with ceiling light fitting, quality flooring, modern heated towel rail, modern white suite comprising shower-shaped panel bath with above bath shower screen, central waterfall mixer taps, overhead rainforest shower with attachments supplied direct from boiler, close-coupled WC, wash hand basin with central mixer taps set within high gloss base vanity unit.

Rear Garden

Outstanding sized rear garden laid to crazy paved patio with wrought iron balustrade, further allowing access to decked patio areas, grass-laid gardens, feature slate gravel sections heavily stocked with mature shrubs, plants, evergreens, purpose-built single garage with up and over doors and driveway.

Front Garden

Laid to decorative gravel with brick-built front boundary walls with wrought iron balustrade above, concrete driveway for off-road parking for a number of vehicles with access to detached garage and side 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.