

Terraced House - Tonypandy

£105,000

Property Reference: PP12325



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Entranceway

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

Porch

Plastered emulsion décor, papered ceiling with authentic beam, wall-mounted electric service meters, telephone point, laminate flooring, opening through to lounge.

Lounge (6.70 x 4.42m)

UPVC double-glazed windows to front and rear, plastered emulsion décor, papered and authentic beamed ceiling, two radiators, laminate flooring, ample electric power points, gas service meters housed within recess storage, open-plan stairs to first floor elevation with fitted carpet,





opening to lower ground floor with staircase, UPVC double-glazed window to rear, fitted carpet to staircase.

Lower Ground Floor

Kitchen/Diner (4.51 x 6.11m not including depth of recesses)

UPVC double-glazed door to rear allowing access to utility room, plastered emulsion décor and ceiling with recess lighting, laminate flooring to dining section, radiator, ample electric power points.

Kitchen Section

Tiled flooring, full range of light beech fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, single sink and drainer unit, breakfast bar, opening to side through to lobby area, further central heating radiator, integrated electric oven, four ring gas hob, extractor canopy fitted above.

Lobby

Understairs storage, white panel door allowing access to bathroom/WC.

Bathroom/WC

Patterned glaze UPVC double-glazed window to rear, plastered emulsion décor with two walls quality tiled, plastered emulsion ceiling with modern ceiling light fitting, ceramic tiled flooring, radiator, white suite comprising panelled bath with central mixer taps and above bath shower screen, low-level WC, wash hand basin with central mixer taps set within high gloss base vanity unit.

Conservatory/Utility Room

Good size with UPVC double-glazed window and door to rear allowing access to rear gardens and offering unspoilt views over the surrounding mountains, further UPVC double-glazed window to side, plumbing for washing machine, ample electric power points.

First Floor Elevation

Landing

Plastered emulsion décor, papered ceiling with recess



lighting, spindled balustrade, laminate flooring, modern white panel doors to bedrooms 1, 2, 3.

Bedroom 1 (2.86 x 2.08m)

UPVC double-glazed window to front, plastered emulsion décor and ceiling, laminate flooring, radiator, electric power points.

Bedroom 2 (2.83 x 3.80m)

UPVC double-glazed window to front, plastered emulsion décor and ceiling, laminate flooring, radiator, electric power points.

Bedroom 3 (2.80 x 2.85m)

UPVC double-glazed window to rear, textured emulsion ceiling, papered décor, laminate flooring, radiator, electric power points, wall-mounted gas boiler supplying domestic hot water and gas central heating.

Rear Garden

Laid to concrete patio with block-built side boundary walls with additional gardens ideal for construction of detached garage subject to planning or alternatively off-road parking.

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.