

Semi-Detached House - Tonyrefail

£245,000

Property Reference: PP12288



We are delighted to offer to the market this beautifully presented, three bedroom plus loft storage, modern, semi-detached property situated in this sought after residential, cul-de-sac, side street, ideal for families and close to all amenities including schools, leisure facilities and great road links for M4 corridor.



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Entranceway

Entrance via light oak-effect UPVC double-glazed door with leaded glaze panel to side allowing access to impressive open-plan entrance hallway.

Hallway

Papered décor, patterned artex and coved ceiling with chandelier-style pendant light fitting, quality fitted carpet, electric power points, radiator, open-plan stairs to first floor with matching fitted carpet, white panel doors allowing access to





lounge, further door to kitchen.

Lounge (3.41 x 4.65m)

Georgian leaded UPVC double-glazed window to front overlooking front gardens, papered décor, patterned artex and coved ceiling with pendant ceiling light fitting, quality flooring, central heating radiator, ample electric power points, marble Canterbury arch feature fireplace with matching insert and hearth housing real flame gas fire, double white panel doors to rear allowing access to dining room.



Dining Room (2.90 x 2.80m)

Papered décor, patterned artex and coved ceiling with pendant ceiling light fitting, continuation of quality wood panel flooring, electric power points, radiator, serving hatch to side through to kitchen, UPVC double-glazed French door with matching panel to side allowing access and overlooking the conservatory.



Conservatory (2.60 x 3.11m)

Block-built to one third, plastered emulsion with light oak-effect UPVC double-glazed windows above with some opening skylights, UPVC double-glazed double French doors to rear allowing access and overlooking rear gardens, all blinds to remain as seen, ceramic tiled flooring, radiator, electric power points.



Kitchen (3.50 x 2.32m not including depth of recesses)

UPVC double-glazed window to rear with made to measure roller blinds overlooking rear gardens and surrounding countryside, plastered emulsion ceiling with ceiling light fitting, ceramic tiled décor, ceramic tiled floor, UPVC double-glazed door to side allowing access to carport and garage, door to understairs storage facility, full range of light oak fitted kitchen units comprising

ample wall-mounted units, base units, leaded display cabinets, ample work surfaces, ample electric power points, stainless steel sink and a half plus drainer with central mixer taps, plumbing for automatic washing machine, white goods to remain as seen, freestanding gas cooker with extractor canopy fitted above.

First Floor Elevation

Landing

UPVC double-glazed window to side with made to measure blinds, papered décor and ceiling, central heating radiator, quality fitted carpet, white panel doors to bedrooms 1, 2, 3, built-in airing cupboard fitted with shelving, radiator and wall-mounted gas boiler supplying domestic hot water and gas central heating, family shower room.

Bedroom 1 (2.94 x 2.22m)

Georgian leaded UPVC double-glazed window to front, textured emulsion and coved ceiling, papered décor, fitted carpet, radiator, ample electric power points, white panel door allowing access to loft storage.

Bedroom 2 (3.33 x 4.05m not including depth of built-in wardrobes)

Georgian leaded UPVC double-glazed window to front, papered décor, textured and coved ceiling, fitted carpet, radiator, ample electric power points, full range of built-in wardrobes to one wall providing ample hanging and shelving space with matching three drawer chest and vanity area.

Bedroom 3 (3.33 x 2.50m not including depth of recesses)

UPVC double-glazed window to rear with made to measure blinds overlooking rear gardens and unspoilt views over the farmland and countryside, papered décor, textured and coved ceiling, fitted carpet, radiator, electric power points, range of built-in wardrobes providing ample hanging and shelving space.

Family Shower Room/WC

Patterned glaze UPVC double-glazed window to rear, quality porcelain tiled décor floor to ceiling, non-slip tiled flooring, chrome heated towel rail, modern white suite comprising close-coupled WC, wash hand basin with central mixer taps set within high gloss base vanity unit with mirrored cabinet above, oversized walk-in shower cubicle with overhead rainforest shower with attachments supplied direct from gas boiler, plastered emulsion ceiling with full range of recess lighting.

Loft Storage

Genuine staircase allowing access with attractive pine panelled décor and ceiling, range of spotlight fittings, two genuine Velux double-glazed skylight windows, quality fitted carpet, ample electric power points.

Rear Garden

Low maintenance garden laid to colour sandstone patio with borders laid to artificial grass, rockery area, outside courtesy lighting, outside electric power, side access through to carport and garage, further access to purpose-built storage shed.

Garage

Supplied with electric power and light together with the shed, ideal as a workshop, conversion to gym or ideal for vehicle storage, together with purpose-built carport for additional off-road parking.

Driveway

Laid to herringbone brick providing ample off-road parking for additional vehicles.

Front Gardens

Laid to artificial grass with patio sections and decorative gravel borders, heavily stocked with mature plants, shrubs etc as seen.

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.