

propertyplus

for sale

Semi-Detached House - Tonyrefail

£219,950

Property Reference: PP12379



We are delighted to offer to the market this beautifully presented, modern, three bedroom, semi-detached property with driveway to front, beautiful landscaped gardens to rear, additional driveway to rear and single garage.



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We are delighted to offer to the market this beautifully presented, modern, three bedroom, semi-detached property with driveway to front, beautiful landscaped gardens to rear, additional driveway to rear and single garage. This property is situated on the popular development known as Mountain View in Tonyrefail, offering immediate access to schools at all levels, playing fields, leisure facilities and excellent road links for M4 corridor. It has been beautifully maintained and is immaculate throughout. It will be sold with all quality fitted carpets, flooring including Kandeian flooring, all fixtures and fittings, modern fitted kitchen with integrated appliances, spacious lounge, modern shower room/WC with all fixtures and fittings, light fittings and many extras. It is being offered for sale at a bargain price in order to achieve a quick sale with no onward chain and vacant possession. It benefits from UPVC double-glazing, gas central heating. It briefly comprises, spacious open-plan entrance hallway, cloaks/WC, modern fitted kitchen with integrated appliances and breakfast bar, spacious lounge/diner overlooking the beautiful gardens, first floor landing, three generous sized bedrooms, one the master with built-in wardrobes, shower room/WC, driveway to front and rear with single garage, beautifully presented, low maintenance gardens to rear with unspoilt views and mature garden stocked with plants, shrubs etc.

Entranceway

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

Hallway

Plastered emulsion décor and coved ceiling with modern spotlight fitting, Kandeian quality flooring, open-plan stairs to first floor elevation





with fitted carpet and spindled balustrade, radiator, electric power points, white panel doors to cloaks/WC, kitchen and lounge.

Cloaks/WC

Patterned glaze UPVC double-glazed window to front, plastered emulsion décor and ceiling, continuation of Kandeian flooring, central heating radiator, all fixtures and fittings to remain, low-level WC, wash hand basin with splashback ceramic tiling and vanity mirror with shelf above.



Kitchen (2.60 x 3.25m)

UPVC double-glazed window to front overlooking driveway with made to measure blinds, plastered emulsion décor and ceiling with modern four-way spotlight fitting, contrast Kandeian flooring, radiator, breakfast bar, full range of dove grey fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, single sink and drainer unit with plumbing for automatic washing machine, central mixer taps, ample space for additional appliances, integrated Belling double electric oven, four ring gas hob, extractor canopy fitted above.



Main Lounge (4.77 x 4.53m not including depth of recesses)

UPVC double-glazed double French doors to rear with matching window panels and skylights, made to measure blinds, all overlooking beautifully presented garden and countryside in the distance, plastered emulsion décor and coved ceiling with spotlight and pendant ceiling light fitting, two radiators, quality Kandeian flooring, feature fireplace with contrast insert, matching hearth, housing ornamental electric fire, ample electric power points, white panel door to understairs storage cupboard.



First Floor Elevation

Landing

Plastered emulsion décor and ceiling with modern three-way spotlight fitting, fitted carpet, spindled balustrade, generous access to loft, white panel doors to bedrooms 1, 2, 3, shower room/WC, further door to built-in storage cupboard housing gas boiler.

Bedroom 1 (2.82 x 2.11m)

UPVC double-glazed window to rear with made to measure blinds offering unspoilt views, plastered emulsion décor and ceiling, radiator, fitted carpet, electric power points.

Bedroom 2 (2.61 x 3.84m)

UPVC double-glazed window to rear with made to measure blinds offering unspoilt views, plastered emulsion décor and ceiling, radiator, fitted carpet, television aerial socket, ample electric power points, range of built-in wardrobes providing ample hanging and shelving space.

Bedroom 3 (2.61 x 3.91m)

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

Family Shower Room

Generous sized family shower room with patterned glaze UPVC double-glazed window to front with made to measure blinds, quality marble-effect panelling to halfway and complete to shower area walls, remaining walls plastered emulsion, plastered emulsion ceiling with full range of recess lighting, Xpelair fan, tiled-effect laminate flooring, radiator, full suite finished in white comprising low-level WC, oversized corner shower with shower supplied direct from boiler, wash hand basin set within high gloss base vanity unit with central mixer taps, all fixtures and fittings including mirrored cabinet to remain as seen.

Rear Garden

Laid to patio with wrought iron balustrade, steps allowing access to beautifully presented lower terrace garden finished with ornamental gravel and raised flowerbeds heavily stocked with mature shrubs, plants etc, circular feature patio area, brick-built rear boundary walls with rear access to driveway and single garage to rear.

Front Driveway

Laid to tarmac for off-road parking for one vehicle with outside water tap fitting and 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.