

propertyplus

for sale

Terraced House - Tonypandy

£89,950 Sold STC

Property Reference: PP12418



Ideal for first time buyer, requiring no more than a cosmetic makeover is this three bedroom, mid-terrace property situated in this popular side street location offering easy access to all amenities.



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Ideal for first time buyer, requiring no more than a cosmetic makeover is this three bedroom, mid-terrace property situated in this popular side street location offering easy access to all amenities. It affords UPVC double-glazing, gas central heating and will be sold as seen. It offers direct road links for Llantrisant, Talbot Green and M4 corridor and for the outdoor lovers offers picturesque scenery over the mountains, countryside, Blaenclydach country park with its lakes and waterfalls. Be sure to book your viewing appointment today as this is being offered at a bargain price. It briefly comprises entrance hallway, lounge/dining room, fitted kitchen, bathroom/WC with rainforest shower over bath, first floor landing, three bedrooms, country-style garden to rear.

Entranceway

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

Hallway

Plastered emulsion décor and coved ceiling, wall-mounted electric service meters, radiator, fitted carpet, staircase to first floor with matching fitted carpet, white panel door allowing access to lounge/diner.

Lounge/Diner (3.44 x 6.06m)

UPVC double-glazed window to front with made to measure blinds, sash window to rear through to kitchen, plastered emulsion décor and coved ceiling, two recess alcoves, one housing gas service meters, two radiators, fitted carpet, ample electric power points, Adam-style fireplace with marble-effect insert and hearth ideal for ornamental display, door to side allowing access to understairs storage.

Kitchen (4.38 x 1.71m)

UPVC double-glazed window to rear, UPVC double-glazed door to rear allowing access to gardens, plastered emulsion décor and ceiling with recess





lighting, cushion floor covering, radiator, full range of white high gloss finish fitted kitchen units comprising ample base units, wall-mounted units, drawer packs, integrated electric oven, four ring gas hob, extractor canopy fitted above, single sink and drainer unit with central mixer taps, plumbing for washing machine, white panel door to rear allowing access to bathroom.

Bathroom

Patterned glaze UPVC double-glazed window to rear, UPVC double-glazed window to side, ceramic tiled décor with two walls plastered emulsion, plastered emulsion ceiling with recess lighting, cushion floor covering, chrome heated towel rail, white suite comprising shower-shaped panel bath with above bath shower screen, central mixer taps, overhead rainforest shower with attachments, low-level WC, wash hand basin with central mixer taps.



First Floor Elevation

Landing

UPVC double-glazed window to rear with made to measure blinds, plastered emulsion décor and ceiling, fitted carpet, spindled balustrade, white panel doors to bedrooms 1, 2, 3.



Bedroom 1 (1.67 x 3.88m)

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

Bedroom 2 (2.50 x 3.66m)

UPVC double-glazed window to front, plastered emulsion décor and covered ceiling, fitted carpet, radiator, electric power points.



Bedroom 3 (2.75 x 2.24m)

UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor and covered ceiling, new fitted carpet, radiator, ample electric power points, door to built-in

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storage cupboard housing wall-mounted gas boiler supplying domestic hot water and gas central heating.

Rear Garden

Terraced garden laid to decorative gravel, grass, stocked with shrubs, plants, decked feature area, outbuildings for storage.

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.