

Terraced House - Tonyrefail

£139,000

Property Reference: PP12380



This is a very well maintained, three bedroom, bay-front, mid-terrace property situated in this prime, convenient location in the heart of the village of Tonyrefail.



This is a very well maintained, three bedroom, bay-front, mid-terrace property situated in this prime, convenient location in the heart of the village of Tonyrefail. It affords forecourt approach, low maintenance garden to rear together with excellent size garage with up and over doors to rear lane access. The property offers generous family-sized accommodation benefitting from UPVC double-glazing and gas central heating. It is conveniently located, offering immediate access to schools, leisure facilities, local shops and excellent road links via A4119 for M4 corridor and Llantrisant. Being offered for sale at this amazing bargain price. A viewing appointment is essential. It briefly comprises, entrance hallway, spacious bay-front lounge/diner, fitted kitchen with integrated appliances and dining area, bathroom/WC with electric shower over baths, first floor landing, three bedrooms, garden to front and rear, spacious garage with excellent rear access.

Entranceway

Entrance via UPVC double-glazed door allowing access to porchway.

Porch

Ceramic tiled décor to halfway, plastered emulsion décor above, plastered emulsion ceiling with wall-mounted electric service meters, opening through to hallway.

Hallway

Papered décor and coved ceiling, fitted carpet, radiator, staircase to first floor elevation, telephone point, ornate glazed panel door to side allowing access to lounge.

Lounge (3.78 x 8.02m into bay)

UPVC double-glazed bay window to front with made to measure blinds overlooking front gardens, papered décor, patterned artex and coved ceiling with two sets of three-way pendant ceiling light fittings, modern fitted carpet, two radiators, Adam-style feature





fireplace with insert and matching hearth, ample electric power points, feature brick archway dividing lounge from dining area, recess area for display, ornate glazed panel door to rear allowing access to kitchen/breakfast room.

Kitchen/Breakfast Room (6.01 x 2.76m)

UPVC double-glazed door to rear with two windows either side both opening and all fitted with roller blinds, patterned artex and coved ceiling with two pendant ceiling light fittings, textured décor, central heating radiator, ceramic tiled flooring, access to spacious understairs storage, full range of white farmhouse-style fitted kitchen units comprising ample wall-mounted units, base units, wall cabinets, drawer cabinets, ample work surfaces with splashback ceramic tiling, ample electric power points, single sink and drainer with central mixer taps, plumbing for automatic washing machine and dishwasher, integrated electric oven, four ring electric hob, extractor canopy fitted above, ample space for dining table and chairs if required, white panel door to side allowing access to bathroom/WC.



Bathroom/WC

Patterned glaze UPVC double-glazed window to rear with roller blinds, plastered emulsion décor and coved ceiling with modern four-way spotlight fitting, tiled flooring, central heating radiators, all fixtures and fittings included, white suite comprising panelled bath with twin handgrips and electric shower fitted over bath, low-level WC, wash hand basin with splashback ceramic tiling, central mixer taps.



First Floor Elevation

Landing

Timber window to rear with roller blinds, papered décor and



coved ceiling, access to loft, fitted carpet, white panel doors to bedrooms 1, 2, 3.

Bedroom 1 (3.34 x 2.21m)

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

Bedroom 2 (2.61 x 4.08m)

UPVC double-glazed window to front, papered décor, patterned artex and coved ceiling, fitted carpet, radiator, electric power points.

Bedroom 3 (3.06 x 2.76m)

Timber window to rear with made to measure roller blinds, papered décor, textured and coved ceiling, fitted carpet, radiator, ample electric power points.

Rear Garden

Maintenance-free laid to colour paved patio with feature gravel section, outside water tap fitting, UPVC double-glazed door allowing access to excellent sized garage with up and over doors supplied with electric power.

Front Garden

Laid to decorative gravel with block-built front boundary walls, wrought iron balustrade above and matching gate allowing main 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.