

propertyplus

for sale

Terraced House - Tonypandy

£107,000

Property Reference: PP12640



This is a traditional, stone-built, double-fronted, mid-terrace cottage situated in this semi-rural location with outstanding views over the surrounding mountains and countryside.



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Call Free 0800 043 7300

This is a traditional, stone-built, double-fronted, mid-terrace cottage situated in this semi-rural location with outstanding views over the surrounding mountains and countryside. The property affords small patio forecourt, UPVC double-glazing, gas central heating, fitted kitchen, first floor bathroom/WC with electric shower fitted over bath, new fitted carpets and floor coverings throughout and affords a purpose-built outbuilding with additional gardens behind offering enormous potential. It is situated in this quiet, sought after semi-rural village with outstanding views but of course offers easy access to all amenities and facilities including schools, transport connections, leisure facilities and excellent road links via A4119 for Llantrisant and Talbot Green. It is a traditional cottage and offers enormous potential to create your dream home. Book your viewing today to avoid disappointment. It briefly comprises, entrance porch, entrance hall, lounge, fitted kitchen/breakfast area, first floor landing, three bedrooms, bathroom/WC with electric shower over bath, patio forecourt, outbuilding to rear, gardens behind.

Entranceway

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

Porch

Brick-built to halfway with UPVC double-glazed windows above with opening skylight, tiled-effect laminate flooring, patterned glaze panel door to rear allowing access to hallway.

Hallway

Plastered emulsion décor, textured emulsion ceiling, tiled-effect laminate flooring, staircase to first floor elevation with new fitted carpet, patterned glaze panel door to side allowing access to lounge, matching door opposite allowing access to kitchen/breakfast room.





Lounge (3.51 x 4.25m)

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



Kitchen/Breakfast Room (2.65 x 4.26m not including depth of inner hallway)

UPVC double-glazed window to front offering unspoilt views, UPVC double-glazed window to rear, PVC panelling to halfway with plastered emulsion décor above and papered to one wall, continuation of tiled-effect laminate flooring, plastered emulsion ceiling with coving and two sets of spotlight fittings, full range of high gloss fitted kitchen units in white comprising ample wall-mounted units, base units, display cabinets, ample work surfaces with splashback ceramic tiling, single sink and drainer unit with central mixer taps, plumbing for washing machine, ample space additional appliances, electric cooker point, extractor hood fitted above, inner lobby area with access to storage and UPVC double-glazed door to rear allowing access to gardens.



First Floor Elevation

Landing

UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor and ceiling with access to loft, fitted carpet, spindled balustrade, electric power points, white panel doors to bedrooms 1, 2, 3, family bathroom.

Bedroom 1 (2.69 x 4.27m)

UPVC double-glazed window to front with unspoilt views, papered décor, patterned artex ceiling with coving, new fitted carpet, radiator, electric power points.



Bedroom 2 (2 x 2.19m)

UPVC double-glazed window to front offering unspoilt views, textured emulsion décor and ceiling, quality new fitted

carpet, radiator, ample electric power points.

Bedroom 3 (2.78 x 2.89m)

UPVC double-glazed window to front offering unspoilt views, papered décor, plastered emulsion ceiling, new quality fitted carpet, radiator, electric power points.

Family Bathroom

Patterned glaze UPVC double-glazed window to rear, modern PVC panelled décor, plastered emulsion ceiling, cushion floor covering, radiator, suite comprising corner shaped panel bath with seating area and electric shower fitted above, low-level WC, wash hand basin, wall-mounted gas boiler supplying domestic hot water and gas central heating.

Rear Garden

Purpose-built brick-built outbuilding with concrete tiled roof with additional gardens behind which offer enormous potential.

Front Garden

Small patio area with gas service meters.

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.