

Terraced House - Tonypandy

£98,950

Property Reference: PP12685



This is a renovated and modernised, extended, bay-fronted, mid-terrace property situated in this side street location with gardens to front and rear.



This is a renovated and modernised, extended, bay-fronted, mid-terrace property situated in this side street location with gardens to front and rear. The rear garden leading direct onto mountainside. The property benefits from UPVC double-glazing, gas central heating, fitted kitchen, modern bathroom/WC with electric shower over bath. This would be ideal for first time buyer to get onto the property ladder. It is being offered for sale at this bargain price in order to achieve a quick sale. It offers easy access to all amenities and facilities with great transport connections and road links for M4 corridor. Surrounded by picturesque scenery, lakes, waterfalls, viewing is essential. It briefly comprises, entrance hall, bay-fronted lounge/diner, fitted kitchen with integrated appliances, bathroom/WC with shower over bath, landing, three bedrooms, gardens to front and rear.

Entranceway

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

Hall

Plastered emulsion décor and ceiling, wall-mounted electric service meters, laminate flooring, radiator, staircase to first floor elevation, white panel door to side allowing access to lounge/diner.

Lounge/Diner (3.79 x 7.49m into bay)

UPVC double-glazed bay window to front, UPVC double-glazed window to rear, plastered emulsion décor and ceiling, dado, laminate flooring, two radiators, base storage unit housing gas service meters, ample electric power points, Adam-style feature fireplace with hearth, white panel door to rear allowing access to kitchen.

Kitchen (3.45 x 2.75m)

UPVC double-glazed window and door to side allowing access to rear gardens, plastered emulsion décor and ceiling, ceramic tiled





flooring, radiator, wall-mounted gas combination boiler supplying domestic hot water and gas central heating, ample electric power points, access to understairs storage, full range of white high gloss finish kitchen units comprising ample wall-mounted units, base units, ample work surfaces with co-ordinate splashback ceramic tiling, integrated electric oven, four ring electric hob, single sink and drainer unit with central mixer taps, plumbing for washing machine, white panel door to side allowing access to bathroom/WC.

Bathroom/WC

Generous size bathroom with patterned glaze UPVC double-glazed window to side and rear, plastered emulsion décor and ceiling, cushion floor covering, radiator, modern white suite comprising panel bath, low-level WC, wash hand basin with central mixer taps housed within high gloss base vanity unit, splashback ceramic tiling, complete tiling to bath area, electric shower over bath.

First Floor Elevation

Landing

UPVC double-glazed window to rear overlooking rear garden and with views onto the mountainside, plastered emulsion décor and ceiling, generous access to loft, radiator, spindled balustrade, white panel doors to bedrooms 1, 2, 3.

Bedroom 1 (2.28 x 2.06m)

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

Bedroom 2 (2.87 x 3.21m)

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

Bedroom 3 (2.85 x 2.85m)

UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor and ceiling,

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radiator, electric power points.

Rear Garden

Split-level garden, low maintenance laid to patio with direct access onto mountainside, benefits from outside water tap fitting.

Front Garden

Laid to paved patio with original stone boundary walls and timber fencing above.

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.