

Semi-Detached House - Tonyrefail

£219,950

Property Reference: PP12582



This is a completely renovated and modernised, incredibly spacious, three bedroom, semi-detached, split-level, modern-build property situated in this prime, sought after location, close to all amenities and facilities including schools at all levels, leisure facilities, playing fields, great transport connections and ideal for commuters for A4119 link road for Llantrisant, Talbot Green and M4 corridor.



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Entranceway

Entrance via light oak-effect UPVC double-glazed door with matching panel to side allowing access to impressive spacious entrance hallway.

Hallway

Plastered emulsion décor and ceiling





with range of recess lighting and Victorian-style rolltop radiator, quality flooring, built-in storage cupboards housing service meters, staircase to first landing with carpet tread and further matching staircase allowing access to lower ground floor, modern oak panel door to side allowing access to lounge.

Lounge (3.53 x 4.58m)

UPVC double-glazed window to front with made to measure blinds overlooking front gardens, plastered emulsion décor with one feature wall papered, textured emulsion and coved ceiling with pendant ceiling light fitting to remain, quality flooring, Victorian-style rolltop radiator, feature wall with oak mantel and recess ideal for ornamental display, ample electric power points.

First Floor Elevation

Landing

UPVC double-glazed window to side with made to measure blinds, plastered emulsion décor, textured emulsion ceiling with recess lighting and access to loft, quality fitted carpet, light oak panel doors allowing access to bedroom 1 and family bathroom, further staircase allowing access to additional level.



Bedroom 1 (2.42 x 2.83m not including depth of recesses)

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



Family Bathroom

Generous sized bathroom with patterned glaze UPVC double-glazed windows to side and rear, quality modern ceramic tiled décor floor to ceiling, quality flooring, plastered emulsion ceiling with recess lighting, Xpelair fan, chrome heated towel



rail, modern suite fitted in white comprising shower-shaped panel bath with central mixer taps, above bath shower screen, overhead rainforest shower with attachments, close-coupled WC, wash hand basin with central mixer taps set within contrast graphite high gloss vanity unit, all fixtures and fittings to remain.

Second Floor Elevation

Landing

Plastered emulsion décor, textured emulsion ceiling, generous access to loft, fitted carpet, recess lighting, door to built-in storage, modern light oak panel doors to bedrooms 2 and 3.

Bedroom 2 (2.85 x 4.52m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor with one feature wall with modern panelling, textured emulsion and coved ceiling, quality fitted carpet, radiator, ample electric power points, recess area fully fitted with hanging and shelving rails.

Bedroom 3 (2.29 x 2.45m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor, textured emulsion and coved ceiling, quality fitted carpet, radiator, electric power points, wall-mounted gas boiler supplying domestic hot water and gas central heating.

Lower Ground Floor

Inner Hallway

Plastered emulsion décor and ceiling, access to utility area beneath stairwell, quality ceramic tiled flooring, recess lighting, UPVC double-glazed door to side allowing access to front and rear gardens, modern glazed oak panel door to side allowing access to impressive spacious kitchen/diner.

Kitchen/Diner (5.4 x 2.79m not including depth of recesses)

Plastered emulsion décor and ceiling with full range of recess lighting, quality tiled flooring, slimline upright modern central heating radiator, full range of feature quality fitted kitchen units in farmhouse style comprising ample larder units, pan drawers, standard drawers, ample Minerva quality work surfaces, full range of integrated appliances to include electric oven, five ring gas hob, extractor canopy, integrated washing machine, dishwasher, fridge/freezer, ample space for dining table and chairs, Belfast sink with freestanding central mixer taps, UPVC double-glazed window to rear overlooking rear gardens, UPVC double-glazed patio doors allowing access to gardens.

Gardens

Beautifully presented, laid to patio with outside courtesy lighting, further allowing access onto grass-laid gardens and decked patio area and raised feature plant section, outside water tap fitting, gated access to front entrance, additional rear access onto open land.

Front Garden

Laid to grassed lawn and stocked with mature shrubs, evergreens, borders and central feature, side access to lower ground floor kitchen, further access to rear gardens.

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.