

Semi-Detached House - Tonyrefail

£139,950

Property Reference: PP12589



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This is a three bedroom, semi-detached property situated in this quiet position on this popular development, offering easy access to all amenities and facilities. The property would ideally suit first time buyer, offering enormous potential to create perhaps your dream home. It affords excellent sized gardens to front and rear, UPVC double-glazing, gas central heating. It will be sold as seen including fitted carpets, blinds and integrated appliances to kitchen. It offers easy access to schools, leisure facilities and excellent road links for M4 corridor. At this amazing price, an early appointment is highly recommended. It briefly comprises, entrance open-plan hall, fitted kitchen, lounge, dining room/sitting room, first floor landing, three bedrooms, bathroom/WC with shower over bath, gardens to front and rear.

Entranceway

Entrance via UPVC double-glazed door with matching panel to side allowing access to entrance hall.

Hall

UPVC double-glazed window to front, patterned artex ceiling and décor, ceramic tiled flooring, radiator, open-plan stairs to first floor elevation with fitted carpet, white panel doors allowing access to lounge and kitchen.

Lounge (3.60 x 3.10m)

UPVC double-glazed window to front with blinds, papered décor, patterned artex ceiling, laminate flooring, radiator, electric power points.

Kitchen (4.63 x 2.42m)

UPVC double-glazed window to rear with roller blinds overlooking rear gardens, papered décor, plastered emulsion and coved ceiling with recess lighting, ceramic tiled flooring, radiator, range of white fitted kitchen units comprising ample wall-mounted units, base units, double electric oven, insert electric hob, extractor





canopy fitted above, single sink and drainer unit with central mixer taps, plumbing for washing machine, ample space for additional appliances, white panel door to side allowing access to sitting room/dining room.

Sitting Room/Dining Room (3.56 x 3.20m)

UPVC double-glazed window to rear with made to measure blinds overlooking rear gardens, papered décor, patterned artex and coved ceiling, laminate flooring, radiator, electric power points.



First Floor Elevation

Landing

Matching décor to hallway, patterned artex ceiling, generous access to loft, fitted carpet, white panel doors to bedrooms 1, 2, 3, bathroom, double doors to built-in storage cupboard housing wall-mounted gas boiler supplying domestic hot water and gas central heating, electric power points.



Bedroom 1 (3.18 x 3.60m)

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

Bedroom 2 (2.76 x 3.10m)

UPVC double-glazed window to rear offering unspoilt views, papered décor, patterned artex ceiling, radiator, electric power points.

Bedroom 3 (1.73 x 3.30m)

UPVC double-glazed window to rear offering unspoilt views, papered décor, patterned artex ceiling, fitted carpet, radiator, electric power points.



Bathroom

Patterned glaze UPVC double-glazed window to front, papered décor, ceramic tiled to bath area, patterned artex ceiling with coving and recess lighting, vinyl floor tiling, radiator, white suite comprising panelled bath with above bath shower screen and shower fitted over bath, low-level WC, wash hand

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basin with central mixer taps and vanity mirror light above, built-in storage cupboard.

Side Garden

Laid to patio, further allowing access onto grass-laid gardens with additional concrete patio and outside water tap fitting,

Front Garden

Concrete pathway with grass-laid garden, concrete block-built front boundary wall, wrought iron 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.