

Terraced House - Tonypandy

£125,000

Property Reference: PP12761



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This is a three bedroom, three storey, mid-terrace property situated in a convenient location offering easy access to the village of Penygraig with all its amenities and facilities. It offers generous family-sized accommodation but would ideally suit first time buyer at this affordable price. It benefits from UPVC double-glazing, gas central heating and will be sold inclusive of fitted carpets, floor coverings, light fittings and blinds. An early viewing is highly recommended. It affords flat garden to rear with barbecue area and enormous potential to create your dream garden. It briefly comprises, entrance hall, spacious lounge with log burner, first floor landing, three bedrooms, lower ground floor, fitted kitchen/dining room, lobby, utility room, shower room/WC.

Entranceway

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

Hallway

Plastered emulsion décor and ceiling, wall-mounted electric service meters, laminate flooring, radiator, staircase to first floor elevation with fitted carpet, light oak panel door to side allowing access to lounge.

Lounge (3.43 x 6.86m)

UPVC double-glazed windows to front and rear both with made to measure blinds, plastered emulsion décor and ceiling with two pendant ceiling light fittings, two radiators, laminate flooring, ample electric power points, recess fireplace with brick insert and stone hearth housing genuine log burner with oak mantel, gas service meters, telephone point, recess alcove ideal for display with recess lighting, light oak panel door to side allowing access to staircase allowing access to lower ground floor.

First Floor Elevation

Landing

UPVC double-glazed window to rear,





plastered emulsion décor and ceiling with recess lighting, quality fitted carpet, spindled balustrade, electric power points, light oak panel doors to bedrooms 1, 2, 3.

Bedroom 1 (3 x 2.10m)

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

Bedroom 2 (2.60 x 3.97m)

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

Bedroom 3 (2.76 x 2.79m)

UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor and ceiling, quality fitted carpet, radiator, electric power points.



Lower Ground Floor

Staircase with plastered emulsion décor and ceiling, fitted carpet, leading to lobby.

Lobby

Access to fitted kitchen/dining room and utility room.



Kitchen (4.38 x 3.21m not including depth of recesses)

UPVC double-glazed double French doors to rear allowing access to rear gardens, plastered emulsion décor and ceiling with electric striplight fitting, full range of fitted kitchen units in dove grey comprising ample wall-mounted units, base units, drawer packs, ample work surfaces and co-ordinate splashback ceramic tiling, single sink and drainer unit with central mixer taps, plumbing for washing machine, wall-mounted Baxi gas boiler supplying domestic hot water and gas central heating, integrated electric oven, four ring gas hob, extractor canopy fitted above, ample space for further appliances, ample space for dining table and chairs if



required, door to built-in storage cupboard, radiator.

Utility Room

Plastered emulsion décor and ceiling, Xpelair fan, further range of wall-mounted units, plumbing for washing machine, electric power points, splashback ceramic tiling, cushion floor covering, white panel door to shower room/WC.

Shower Room/WC

Fully ceramic tiled floor to ceiling, ceramic tiled flooring, plastered emulsion ceiling with Xpelair fan, slimline upright contrast radiator, white suite comprising family shower cubicle overhead rainforest shower with attachments, low-level WC, wash hand basin with central waterfall feature mixer taps set within contrast base vanity unit.

Rear Garden

Laid to decorative gravel, further allowing access onto grass-laid gardens with barbecue area to remain as

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.