

Terraced House - Tonypandy

£139,950

Property Reference: PP12748



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Ardmore Avenue is a side street location where properties seldom become available to the open market. It is conveniently located with immediate access onto the A4119 link road for M4 corridor, Llantrisant and Talbot Green. It is ideal for immediate access for schools, transport connections and just minutes walking distance from the village of Penygraig with its local traders, public houses, pharmacies, butchers etc. This property offers excellent family-sized accommodation, benefitting from UPVC double-glazing, gas central heating and will be sold as seen including blinds, fitted carpets, floor coverings, fixtures and fittings. It is being offered for sale at a bargain price in order to achieve a quick with immediate vacant possession and no onward chain. It is beautifully presented and must be viewed. It briefly comprises, entrance hallway, spacious lounge with French doors onto rear gardens, fitted kitchen with integrated appliances, family bathroom/WC/shower, first floor landing, three bedrooms, gardens to front and rear.

Entranceway

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

Hallway

Plastered emulsion décor and ceiling, wall-mounted and boxed in electric service meters, quality flooring, radiator, electric power points, staircase to first floor elevation with quality fitted carpet, glazed panel door to side allowing access to spacious lounge/diner.

Lounge/Diner (6.56 x 3.79m)

UPVC double-glazed window to front with made to measure blinds, UPVC double-glazed double French doors to rear allowing access onto rear gardens, plastered emulsion décor and ceiling with two sets of pendant ceiling light fittings, two radiators,





laminate flooring, ample electric power points, three recess alcoves all fitted with recess downlighting, one housing base storage cupboard housing gas service meters, wall-mounted feature fire to remain as seen, door to understairs storage, glazed panel door to rear allowing access to kitchen.

Kitchen (2.91 x 2.65m)

UPVC double-glazed window to side, plastered emulsion décor and ceiling with two sets of four-way spotlight fittings, ceramic tiled flooring, central heating radiator, full range of high gloss fitted kitchen units comprising ample wall-mounted units, base units, wine racks, drawer sections, ample work surfaces, single sink and drainer unit with central mixer taps, plumbing for washing machine, four ring electric hob, extractor canopy fitted above, white panel door to rear allowing access to family bathroom/WC.



Family Bathroom

Patterned glaze UPVC double-glazed window to rear, ceramic tiled décor floor to ceiling with contrast to bath area, ceramic tiled flooring, oversized chrome heated towel rail, modern white suite comprising panelled bath with central mixer taps, low-level WC, wash hand basin with central mixer taps, walk-in shower cubicle with Triton electric shower.



First Floor Elevation

Landing

Leaded glaze UPVC double-glazed window to rear with made to measure blinds, plastered emulsion décor and ceiling, spindled balustrade, quality fitted carpet, white panel doors to bedrooms 1, 2, 3.

Bedroom 1 (2.98 x 1.93m)

UPVC double-glazed window to front, plastered emulsion décor and ceiling with access to loft, fitted carpet, radiator,



electric power points.

Bedroom 2 (3.02 x 3.90m)

UPVC double-glazed window to front, plastered emulsion décor with one feature section papered, plastered emulsion ceiling, electric power points, fitted carpet, radiator.

Bedroom 3 (3.01 x 2.50m)

UPVC double-glazed window to rear with roller blinds, plastered emulsion décor and ceiling, quality fitted carpet, radiator, electric power points, full range of shelving to remain as seen.

Rear Garden

Laid to artificial grass sections with decked areas, outside water tap fitting.

Front Garden

Laid to paved patio.

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.