

## Terraced House - Tonypandy

£129,950

Property Reference: PP12882



This is a three bedroom, double extended, easily converted into four bedroom, bay-fronted, end-terrace property situated in this quiet, cul-de-sac with unspoilt south-facing views over the surrounding mountains and forestry land.



This is a three bedroom, double extended, easily converted into four bedroom, bay-fronted, end-terrace property situated in this quiet, cul-de-sac with unspoilt south-facing views over the surrounding mountains and forestry land. It offers easy access to all amenities including schools, playing fields, outstanding walks around Clydach Lakes, excellent road links via A4119 for M4 corridor. It offers generous sized family accommodation, benefitting from UPVC double-glazing and gas central heating. It will require a cosmetic makeover but offer enormous potential and affords gardens to front and rear. It will be sold including blinds, fitted carpets, floor coverings and is being sold with no onward chain. It briefly comprises, entrance porch, through entrance hallway, bay-fronted lounge/diner, fitted kitchen, bathroom/WC/shower, lobby, first floor landing, three double bedrooms, cloaks/WC, gardens to front and rear.

#### Entranceway

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

#### Porch

Papered décor, textured ceiling, wall-mounted electric service meters, tiled flooring, opening through to hallway.

#### Hallway

Papered décor, plastered emulsion ceiling, fitted carpet, staircase to first floor elevation with spindled balustrade, radiator, access to understairs storage, doors allowing access to lounge/diner and kitchen.

#### Lounge/Diner (7.26 x 3.50m into bay)

UPVC double-glazed bay window to front with made to measure blinds, plastered emulsion décor and ceiling, UPVC double-glazed window to rear, radiator, ample electric power points, gas service meters housed within recess storage cabinet, Adam-style feature fireplace with ornamental electric





pebble fire, further recess alcove ideal for ornamental display, fitted carpet, door to rear allowing access to kitchen.

#### Kitchen (4.06 x 3.27m)

UPVC double-glazed window to side, UPVC double-glazed door to side allowing access to lobby area, plastered emulsion décor and ceiling with coving, tiled flooring, central heating radiator, full range of fitted kitchen units comprising ample wall-mounted units, base units, corner display shelving, single sink and drainer unit with central mixer taps, plumbing for washing machine or dishwasher, integrated electric oven, four ring electric hob, door to rear allowing access to bathroom/shower/WC.



#### Bathroom

Patterned glaze UPVC double-glazed window to side, ceramic tiled décor floor to ceiling, plastered emulsion ceiling with Xpelair fan and range of recess lighting, ceramic tiled flooring, radiator, white suite comprising panelled bath, low-level WC, walk-in shower cubicle with electric shower.

#### Lobby

Double doors allowing access to rear gardens and tiled flooring.



#### First Floor Elevation

##### Landing

Papered décor, plastered emulsion and coved ceiling, spindled balustrade, doors allowing access to bedrooms 1, 2, cloaks/WC, bedroom 3.

#### Bedroom 1 (4.72 x 3.39m)

Two UPVC double-glazed windows to front with unspoilt views, papered décor with one wall plastered, tiled and coved ceiling, laminate flooring, radiator, electric power points.



#### Bedroom 2 (2.42 x 2.87m)

UPVC double-glazed window to rear, papered décor, textured ceiling, carpet, radiator, electric power points, recess area fitted with shelving.

#### Cloaks/WC

Patterned glaze UPVC double-glazed window to side, plastered emulsion décor and ceiling, laminate flooring, low-level WC, wall-mounted wash hand basin with central mixer taps.

#### Bedroom 3 (3.21 x 3.77m)

UPVC double-glazed window to side, papered décor, plastered emulsion ceiling, fitted carpet, radiator, electric power points, wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

#### Rear Garden

Laid to patio with rear access.

#### Front Garden

Laid to stone patio with original front stone boundary walls and wrought iron gate allowing main access.

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## 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

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# 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.