

# propertyplus

# for sale

## Terraced House - Tonypandy

## £99,950 Sold STC

Property Reference: PP11406



Ideal for first time buyer, situated in this popular side street, we are delighted to offer to the market, this three bedroom, mid-terrace property which benefits from UPVC double-glazing, gas central heating.



[www.propertypluswales.co.uk](http://www.propertypluswales.co.uk)

Call Free 0800 043 7300



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Ideal for first time buyer, situated in this popular side street, we are delighted to offer to the market, this three bedroom, mid-terrace property which benefits from UPVC double-glazing, gas central heating. It will be sold as seen including light fittings, carpets, floor coverings, blinds and offers great potential to convert this property into your own dreamhome. It affords garden to rear with south-facing views and rear access. Priced for quick sale with vacant possession and no onward chain. An early viewing appointment is highly recommended. It offers easy access to the main village of Penygraig and excellent for schools, healthcare facilities and transport connections. It briefly comprises, entrance hallway, lounge/diner, fitted kitchen, lobby, bathroom/WC, first floor landing, three bedrooms, garden to rear.

## Entranceway

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

## Hallway

Textured emulsion décor and ceiling with pendant ceiling light fitting, laminate flooring, radiator, wall-mounted electric service meters, staircase to first floor elevation, white panel door to side allowing access to lounge/diner.

## Lounge/Diner (3.49 x 6.59m)

UPVC double-glazed windows to front and rear both with blinds, plastered emulsion décor and ceiling with two pendant ceiling light fittings, two radiators, ample electric power points, telephone point, gas service meters housed within recess storage, white panel door to side allowing access to understairs storage, further matching door to rear allowing access to kitchen.

## Kitchen (2.41 x 2.77m)

UPVC double-glazed window to side, plastered emulsion décor and ceiling, tiled flooring, radiator,







range of light beech fitted kitchen units comprising ample wall-mounted units, base units, ample work surfaces, drawer packs, splashback ceramic tiling, electric power points, single sink and drainer unit with central mixer taps, plumbing for automatic washing machine, freestanding cooker to remain as seen, ample space for additional appliances, opening through to lobby area.

#### Lobby

UPVC double-glazed door to side, plastered emulsion décor and ceiling, tiled flooring, white panel door allowing access to bathroom/WC.



#### Bathroom/WC

Patterned glaze UPVC double-glazed window to rear, ceramic tiled décor complete to bath area, plastered emulsion décor to remaining walls, plastered emulsion ceiling, ceramic tiled flooring, radiator, white suite comprising panelled bath with central mixer taps and shower attachment, twin handgrips, low-level WC, wash hand basin with mixer taps.

#### First Floor Elevation

##### Landing

UPVC double-glazed window to rear with made to measure blinds, textured emulsion décor, patterned artex ceiling, spindled balustrade, fitted carpet, white panel doors to bedrooms 1, 2, 3.



##### Bedroom 1 (2.72 x 2.09m)

UPVC double-glazed window to front, plastered emulsion décor and ceiling, access to loft, fitted carpet, radiator, electric power points.

##### Bedroom 2 (2.90 x 3.62m)

UPVC double-glazed window to front, textured emulsion ceiling, plastered emulsion décor, fitted carpet, radiator, electric power points.



##### Bedroom 3 (2.87 x 2.67m)

UPVC double-glazed window to rear with unspoilt views of the surrounding mountains, blinds to remain, plastered emulsion

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décor and ceiling, fitted carpet, radiator, electric power points, wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

#### Rear Garden

Laid to concrete with outside water tap fitting, further allowing access to patio laid gardens with additional gardens and rear access, offering great potential.

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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.