

End of Terrace - Tonypandy

£229,950

Property Reference: PP11621



This is a truly impressive, incredibly spacious, completely renovated and modernised, double extended, three bedroom, end-terrace property situated in this convenient side street location offering immediate access to all amenities and facilities including schools, transport and road connections.



This is a truly impressive, incredibly spacious, completely renovated and modernised, double extended, three bedroom, end-terrace property situated in this convenient side street location offering immediate access to all amenities and facilities including schools, transport and road connections. It offers outstanding family-sized accommodation and is completed to the highest standards by a professional building company. The property offers amazing accommodation, if you are looking for a property to buy and move in, and totally relax, this property must be viewed. It affords UPVC double-glazing, gas central heating, quality fitted carpets and flooring throughout, all modern features including oak panel doors, oak and glazed balustrade, new modern fitted kitchen with full range of integrated appliances and dining area, separate fitted utility room with further integrated appliances and ample workspace, cloaks/WC, first floor landing, three generous sized bedrooms, modern family bathroom/WC with freestanding tub bath and freestanding mixer taps, en-suite shower room/WC together with dressing room off master bedroom 3. Completely maintenance-free, sandstone-laid patio gardens to rear with purpose-built pagoda, ideal for hot tub or jardiniere dining, outside courtesy lighting, side entrance and access to a superb double cavity, block-built, oversized detached garage supplied with electric power and light, UPVC double-glazing including French doors and twin remote controlled roller shutter doors for easy lane access. This garage would ideally suit car mechanic enthusiast, storage of vintage cars, could easily be converted to gym, playroom or even additional living space. This





property must be viewed. Call to arrange your viewing appointment today. Great property, great location, outstanding presentation.

Entranceway

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

Hall

Plastered emulsion décor and ceiling, wall-mounted and boxed in electric service meters, quality laminate flooring, modern etched glaze oak panel double doors to side allowing access to spacious open-plan lounge/diner.



Open-Plan Lounge/Diner (6.45 x 4.99m)

Brass-leaded UPVC double-glazed window to front, UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor and ceiling, quality wood panel flooring, two central heating radiators, ample electric power points, three recess alcoves, both end alcoves fitted with base storage, one housing gas service meters, open-plan stairs to first floor elevation with oak and glazed balustrade and quality modern fitted carpet, etched glaze modern light oak panel door to rear allowing access to kitchen.



Kitchen (3.88 x 2.89m)

UPVC double-glazed window to side, plastered emulsion décor and ceiling, continuation of wood panel flooring, radiator, full range of feature modern stone colour quality fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, larder units, ample work surfaces with co-ordinate splashback ceramic tiling, integrated new electric oven, electric hob, extractor canopy fitted above, integrated new fridge/freezer, light oak modern panel door to rear allowing access to utility room.



Utility Room (2.91 x 2.58m not including depth)

of recesses)

UPVC double-glazed window and door to side allowing access to rear gardens, plastered emulsion décor and ceiling, continuation of quality wood panel flooring, radiator, full range of matching stone in colour fitted units with base units, ample work surfaces, co-ordinate splashback ceramic tiling, ample electric power points, integrated dishwasher, contrast single and half sink with central mixer taps and wall-mounted new gas combination boiler supplying domestic hot water and gas central heating housed behind one matching unit, further storage area and plumbing for automatic washing machine, light oak modern panel door to rear allowing access to cloaks/WC.

Cloaks/WC

Plastered emulsion décor and ceiling, continuation of wood panel flooring, radiator, new modern white in colour suite comprising low-level WC, wash hand basin with central mixer taps set within high gloss base vanity unit.

First Floor Elevation

Landing

Generous sized landing with plastered emulsion décor and ceiling, quality new fitted carpet, radiator, ample electric power points, oak and glazed panel balustrade, modern oak panel doors to bedrooms 1, 2, 3, family bathroom.

Bedroom 1 (2.85 x 1.93m)

Brass-leaded Georgian UPVC double-glazed window to front, plastered emulsion décor and ceiling, generous access to loft, ample electric power points, new quality fitted carpet, radiator.

Bedroom 2 (2.60 x 4.54m)

Georgian brass-leaded UPVC double-glazed window to front, plastered emulsion décor and ceiling, quality new fitted carpet, radiator, ample electric power points, double modern oak panel doors to built-in wardrobes.

Family bathroom

UPVC double-glazed window to rear, plastered emulsion décor and ceiling with modern ceiling light fitting, Xpelair fan, radiator, one feature wall panelled, modern white suite comprising oversized freestanding bath tub with contrast freestanding central mixer taps with attachments, low-level WC, wash hand basin with contrast mixer taps.

Bedroom 3 (3.57 x 2.83m)

UPVC double-glazed window to side, plastered emulsion décor and ceiling, quality new fitted carpet, radiator, electric power points, modern oak panel door to rear allowing access to dressing room.

Dressing Room (2.70 x 1.15m)

UPVC double-glazed window to side, plastered emulsion décor and ceiling, radiator, quality new fitted carpet, ample electric power points, modern oak panel door to side allowing access to en-suite shower room/WC.

En-Suite Shower Room/WC

Patterned glaze UPVC double-glazed window to rear, plastered emulsion décor and ceiling with modern ceiling light fitting and Xpelair fan, quality flooring, radiator, white suite to include low-level WC, wash hand basin with contrast central mixer taps set within high gloss base vanity unit, double oversized walk-in shower cubicle with feature panelling and contrast overhead rainforest shower with attachments supplied direct from combi system.

Garage (5.71 x 7.96m)

Remote controlled double roller shutter doors providing outstanding lane access, apex roof ideal for storage, UPVC double-glazed window overlooking gardens, UPVC double-glazed double French doors allowing access to gardens, electric striplight fitting, concrete flooring, ample electric power points, of double skin cavity wall standard block construction which offers potential to convert to office/gym/playroom.

Rear Garden

Outstanding zero maintenance garden laid to colour contrast sandstone patio with borders laid to decorative gravel, ample outside courtesy lighting, outside electric power, outside water

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.