

Terraced House - Tonypandy

£105,000 Sold STC

Property Reference: PP8693



This is a renovated and modernised, two bedroom, mid-terrace property situated in a pleasant quiet side street location of Trealaw, offering immediate access to rail, road and bus connections and within easy walking distance of the main shopping centre at Tonypandy itself. The property benefits from UPVC double-glazing throughout, gas central heating, will be sold including fixtures and fittings, curtain poles, blinds, fitted carpet, flooring and many extras.



This is a renovated and modernised, two bedroom, mid-terrace property situated in a pleasant quiet side street location of Trealaw, offering immediate access to rail, road and bus connections and within easy walking distance of the main shopping centre at Tonypanydy itself. The property benefits from UPVC double-glazing throughout, gas central heating, will be sold including fixtures and fittings, curtain poles, blinds, fitted carpet, flooring and many extras. It affords a family sized bathroom to ground floor with spacious kitchen/diner in addition an en-suite shower room/WC to master bedroom. The property would ideally suit first time buyer. It also affords a purpose-built garage to rear with excellent rear lane access. This could easily be converted to mancave if required. Priced for a quick sale, this property comes highly recommended. It briefly comprises, entrance porch, inner hallway, spacious open-plan lounge/diner, fitted kitchen/breakfast room, modern bathroom/WC, first floor landing, two excellent sized bedrooms, master bedroom with en-suite shower room/WC, maintenance-free garden and purpose-built garage.

Entranceway

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

Porch

Ceramic tiled décor to halfway, plastered emulsion décor above, cushion floor covering, wall-mounted electric service meters, plastered emulsion ceiling, opening to inner hallway.

Inner Hallway

Plastered emulsion décor, papered and covered ceiling, laminate flooring, radiator, electric power points, modern panel door to side allowing access to lounge/diner.

Lounge/Diner (4.61 x 6.37m)

UPVC double-glazed window to front with made to measure blinds,





plastered emulsion décor and ceiling, one feature wall papered, laminate flooring, central heating radiators, ample electric power points, two recess alcoves, one with base storage housing gas service meters, open-plan stairs to first floor elevation with fitted carpet, double clear glaze panel doors to rear allowing access to kitchen/diner.

Kitchen/Diner (3.56 x 4.37m not including depth of recesses)

Plastered emulsion décor and ceiling with modern three-way spotlight fitting, cushion floor covering, central heating radiator, a range of UPVC double-glazed windows to one side with further UPVC double-glazed door with matching panel to rear allowing access to rear gardens, full range of high gloss ivory fitted kitchen units comprising ample wall-mounted units, base units, pan drawers, ample work surfaces with co-ordinate splashback ceramic tiling, integrated electric oven, four-ring gas hob and extractor canopy fitted above, all fixtures and fittings included, single sink and drainer unit with central mixer taps, plumbing for automatic washing machine, ample space for additional appliances as required, ample space for dining table and chairs as required, white panel door allowing access to bathroom/WC.



Bathroom/WC

Two patterned glaze UPVC double-glazed windows to rear both with made to measure blinds, panelled décor, PVC panelled ceiling with range of recess lighting, tiled-effect panelled flooring, central heating radiator, white suite to include panelled bath with central mixer taps and shower attachments, above-bath shower screen panel, low-level WC, wash hand



basin.

First Floor Elevation

Landing

UPVC double-glazed window to rear with made to measure blinds, plastered emulsion décor and ceiling with generous access to loft, fitted carpet, white panel doors to built-in storage cupboard housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating, bedrooms 1 and 2.

Bedroom 1 (2.66 x 4.59m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor with one feature wall papered, plastered emulsion ceiling, fitted carpet, ample electric power points, door to en-suite shower room/WC.

En-Suite Shower Room/WC

Plastered emulsion décor and ceiling, Xpelair fan, white suite to include low-level WC, wash hand basin with splashback ceramic tiling and walk-in shower cubicle fully ceramic tiled housing Triton electric shower, fixtures and fittings included, wall-mounted vanity shaver point with vanity light.

Bedroom 2 (2.85 x 2.66m)

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

Rear Garden

Maintenance-free laid to paved patio with access to purpose-built garage.

Garage

Supplied with electric power and light with up and over doors, excellent rear lane access.

EPC Rating D

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.