

# propertyplus

# for sale

## Terraced House - Tonypandy

## £78,000

Property Reference: PP11202



An ideal property for first time buyer or investment client is this two bedroom with spacious first floor bathroom, semi-detached property situated in this convenient location with small courtyard to rear and side access.



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An ideal property for first time buyer or investment client is this two bedroom with spacious first floor bathroom, semi-detached property situated in this convenient location with small courtyard to rear and side access. The property benefits from UPVC double-glazing, gas central heating and will be sold as seen. At this bargain price it offers the potential for you to create your dream with cosmetic makeover only. An early viewing appointment would be highly recommended. If you're looking for easy access to the link roads for M4 corridor, this would be ideal. Within easy access of the main village of Tonypanydy and close to schools at all levels. Excellent facilities for the outdoor lovers whether that's walking around the surrounding hills, mountains and Clydach Lakes or the running tracks which are open to the public. It briefly comprises, entrance porch, hallway, two reception rooms, fitted kitchen, first floor landing, two bedrooms, family bathroom/WC, small courtyard to rear with side access.

#### Entranceway

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

#### Porch

Wood panel décor, papered ceiling, wall-mounted and boxed in electric service meters, laminate flooring, white panel door with double-glazed panel to side allowing access to hallway.

#### Hallway

Plastered emulsion décor and ceiling, laminate flooring, white panel doors to sitting room and lounge, staircase to first floor with fitted carpet.

#### Sitting Room (3.45 x 2.72m)

UPVC double-glazed window to front, plastered emulsion décor with two papered walls, plastered emulsion ceiling, two recess alcoves, both fitted with base storage, one housing gas service meters, radiator,







electric power points, concrete floor.

#### Lounge (3.62 x 3.49m)

UPVC double-glazed window to rear, plastered emulsion décor, one feature wall papered, laminate flooring, radiator, electric power points, telephone point, access to understairs storage, door to rear allowing access to kitchen.

#### Kitchen (2.16 x 2.82m)

UPVC double-glazed window to rear overlooking rear gardens, UPVC double-glazed door to side allowing access to rear gardens, ceramic tiled décor to halfway, plastered emulsion décor above, plastered emulsion ceiling, cushion floor covering, grey fitted kitchen units comprising ample wall-mounted units, base units, drawer section, single sink and drainer unit, plumbing for automatic washing machine, gas cooker power point, recess alcoves, ample space for additional appliances.

#### First Floor Elevation

##### Landing

UPVC double-glazed window to rear, plastered emulsion décor, papered ceiling, electric power points, spindled balustrade, white panel doors to bedrooms 1, 2, bathroom, access to loft.



#### Bedroom 1 (2.63 x 2.11m)

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



#### Bedroom 2 (2.47 x 3.59m)

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

#### Bathroom

Patterned glaze UPVC double-glazed window to rear, plastered emulsion décor and ceiling, cushion floor covering, radiator, white suite comprising panelled bath with splashback ceramic tiling, low-level WC, wash hand



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basin, double built-in storage cupboard housing gas combination boiler supplying domestic hot water and gas central heating, fitted with shelving.

#### Rear Garden

Laid to concrete with boundary wall, small courtyard with side 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.