

propertyplus

for sale

Semi-Detached House - Tonyrefail

£165,000

Property Reference: PP12298



This is a completely renovated and modernised, three bedroom, semi-detached property situated in this popular location close to all amenities and facilities with views to the front over the surrounding countryside.



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Call Free 0800 043 7300

This is a completely renovated and modernised, three bedroom, semi-detached property situated in this popular location close to all amenities and facilities with views to the front over the surrounding countryside. It affords garden to front and rear offering enormous potential together with side access. It benefits from UPVC double-glazing, gas central heating and will be sold as seen including all white goods. It offers generous family-sized accommodation and briefly comprises, open-plan lounge, open-plan fitted kitchen/sitting room/dining room with breakfast bar, utility room, first floor landing, built-in storage cupboard, three bedrooms, bathroom/WC, garden to rear offering enormous potential with outbuildings, garden to front.

Entranceway

Entrance via UPVC double-glazed door allowing access to lounge.

Lounge (4.96 x 3.21m)

Georgian leaded UPVC double-glazed bay window to front overlooking front gardens and views over the surrounding mountains, plastered emulsion décor with one feature wall papered, plastered emulsion ceiling, laminate flooring, open-plan stairs to first floor with new fitted carpet, radiator, ample electric power points, white panel door allowing access to open-plan sitting room/kitchen/dining room.

Open-Plan Sitting Room/Kitchen/Dining Room (3.13 x 6.49m)

UPVC double-glazed window to rear with made to measure blinds overlooking rear gardens, patterned glaze UPVC double-glazed window to side with roller blinds, plastered emulsion décor and ceiling with two modern ceiling light fittings, laminate flooring, two radiators, full range of grey fitted kitchen units comprising ample wall-mounted units, base units, drawer section, ample work





surfaces with co-ordinate splashback ceramic tiling, electric cooker power point, extractor canopy fitted above, matching breakfast bar, single sink and drainer unit with central mixer taps, door allowing access to utility room.

Utility Room

UPVC double-glazed window and door to side with made to measure roller blinds, further window to front, plastered emulsion décor, plastered emulsion ceiling, laminate flooring, further range of light grey kitchen units including wall-mounted units, base units, work surfaces, circular insert sink with central freestanding mixer taps, plumbing for washing machine, ample electric power points, door to understairs storage cupboard with wall-mounted electric service meters.



First Floor Elevation

Landing

Plastered emulsion décor and ceiling, new fitted carpet, radiator, white panel doors to bedrooms 1, 2, 3, storage cupboard and bathroom.

Storage Cupboard

Housing wall-mounted Baxi boiler supplying hot water and gas central heating.



Bedroom 1 (4.02 x 3.25m)

UPVC double-glazed window to front with blinds, plastered emulsion décor and ceiling, new fitted carpet, radiator, electric power point, original fireplace ideal for ornamental display, door to built-in storage cupboard.

Bedroom 2 (3.85 x 2.70m)

UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor and ceiling, new fitted carpet, radiator, electric power points.

Bedroom 3 (2.45 x 2.58m)

UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor and ceiling, new fitted carpet, radiator, electric power



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points.

Family Bathroom

Patterned glaze UPVC double-glazed window to front with roller blinds, plastered emulsion décor and ceiling with modern ceiling lighting, laminate flooring, radiator, white suite comprising low-level WC, bath with central mixer taps and shower attachments, wash hand basin with central mixer taps housed within high gloss base vanity unit, radiator, all fixtures and fittings to remain.

Rear Garden

Outbuilding, grass-laid garden offering enormous potential, side access.

Front Garden

Laid to grass with gravel features and raised border, block-built front boundary wall with wrought iron gate allowing access.

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.