

Terraced House - Tonypandy

£109,950

Property Reference: PP12276



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Entranceway

Entrance via modern UPVC double-glazed door allowing access to an open-plan lounge/diner.

Open-Plan Lounge/Diner (3.38 x 5.22m)

UPVC double-glazed sash window to front overlooking front gardens and with unspoilt views over the surrounding valley and mountains, plastered emulsion décor and ceiling, quality wood panel flooring, wall-mounted electric service meters, gas service meters housed within base storage cupboard, open-plan stairs to first floor elevation with new modern fitted carpet and glazed balustrade, radiator, ample electric power points, glazed panel door to rear to kitchen.

Kitchen





(5.71 x 3.18m)

UPVC double-glazed window and door to rear allowing access to small courtyard, plastered emulsion décor and ceiling with full range of recess lighting, quality tiled flooring, modern slimline upright radiator, full range of fitted kitchen units in ivory comprising ample wall-mounted units, base units, pan drawers, ample work surfaces with co-ordinate splashback ceramic tiling, wall-mounted gas combination boiler housed behind one unit, integrated electric oven, four ring electric hob, extractor canopy fitted above, single sink and drainer unit with central mixer taps, plumbing for automatic washing machine, ample space for additional appliances as required.

First Floor Elevation

Landing

Plastered emulsion décor and ceiling with access to loft, matching fitted carpet, modern white panel doors to bedroom 1 and bathroom.

Bedroom 1 (4.21 x 3.41m)

Sash UPVC double-glazed window to front overlooking front gardens and with unspoilt views, plastered emulsion décor and ceiling, quality fitted carpet, radiator, ample electric power points.



Shower Room/WC

Generous size with patterned glaze UPVC double-glazed sash window to rear, plastered emulsion décor and ceiling with recess lighting and Xpelair fan, porcelain tiled flooring, chrome heated towel rail, modern suite comprising low-level WC, wash hand basin with splashback ceramic tiling and mirror feature above, central mixer taps, oversized walk-in shower cubicle with porcelain tiled décor, overhead rainforest shower with attachments supplied direct from combi system.



Rear Garden

Small yard ideal



for storage of waste bins.

Front Garden

Laid to concrete patio area with steps allowing access to decorative gravel laid gardens with concrete block front boundary wall, this could ideally be converted into private driveway for off-road parking for a number of vehicles if required.

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.