

Link - Tonyrefail

£149,950

Property Reference: PP12475



This is a modern, two bedroom, mid-link property situated in this prime sought after residential development, a cul-de-sac ideal for young children with private off-road parking for one vehicle plus driveway.



This is a modern, two bedroom, mid-link property situated in this prime sought after residential development, a cul-de-sac ideal for young children with private off-road parking for one vehicle plus driveway. It offers immediate access to all amenities and facilities including schools, transport connections and is ideal for commuters to the M4 corridor or the Royal Glamorgan Hospital in Llantrisant. This property is being offered for sale at this bargain price in order to achieve a quick sale. It would ideally suit first time buyers to get onto the property ladder or alternatively perhaps the older clients who are looking to downsize and be close to everything. It benefits from UPVC double-glazing, gas central heating. It will be sold including blinds, fitted carpets, floor coverings, built-in wardrobes, light fittings and integrated appliances to the kitchen. It affords good size flat garden to rear with low maintenance laid to patio, grass section and decked patio area. To front it is laid to tarmac for off-road parking. It briefly comprises, entrance hall, spacious lounge/diner, fitted kitchen with integrated appliances, first floor landing, two bedrooms both with built-in fitted wardrobes and mirror frontage, modern bathroom/WC.

Entranceway

Entrance via mahogany-effect UPVC double-glazed door allowing access to entrance hallway.

Hallway

Plastered emulsion décor and ceiling, laminate flooring, radiator, ample electric power points, staircase to first floor elevation with fitted carpet, white panel door to side allowing access to lounge/diner.

Lounge/Diner (3.99 x 4.68m)

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





emulsion décor and ceiling with modern ceiling light fitting, two central heating radiators, laminate flooring, ample electric power points, opening to rear through to kitchen.

Kitchen (2.38 x 3.97m)

UPVC double-glazed window to rear, UPVC double-glazed door to rear overlooking and allowing access to rear gardens, plastered emulsion décor and ceiling with range of recess lighting, wall-mounted gas boiler supplying domestic hot water and gas central heating, ceramic tiled flooring, full range of ivory fitted kitchen units comprising ample wall-mounted units, base units, larder units, ample work surfaces with co-ordinate splashback ceramic tiling, further display cabinets, circular insert stainless steel sink and drainer with central mixer taps, plumbing for washing machine, integrated electric oven, four ring gas hob, extractor canopy fitted above.

First Floor Elevation

Landing

Plastered emulsion décor, textured and coved ceiling, generous access to loft, fitted carpet, white panel doors to bedrooms 1, 2, built-in airing cupboard fitted with shelving, bathroom/WC.



Bedroom 1 (3.10 x 3.06m not including depth of built-in wardrobes)

Leaded glaze UPVC double-glazed window to front, plastered emulsion décor with one feature wall papered, patterned artex and coved ceiling with feature droplight display with recess lighting and further display lighting, quality fitted carpet, radiator, ample electric power points, range of built-in wardrobes with sliding mirror-fronted doors, providing excellent hanging and shelving space.



Bedroom 2 (1.94 x 3m not including



depth of built-in wardrobes)

UPVC double-glazed window to rear overlooking rear gardens and with unspoilt views over the surrounding countryside, plastered emulsion décor with one wall mural papered, patterned artex and coved ceiling, quality fitted carpet, radiator, ample electric power points, range of mirrored wardrobes accessed via mirror-fronted sliding doors providing ample hanging and shelving space.

Family Bathroom

Patterned glaze UPVC double-glazed window to rear with made to measure blinds, ceramic tiled décor floor to ceiling, plastered emulsion ceiling with coving, Xpelair fan, recess lighting, ceramic tiled flooring, chrome heated towel rail, modern white suite comprising panelled bath with electric shower fitted over bath, low-level WC, wash hand basin with central mixer taps, vanity mirror above.

Rear Garden

Laid to patio with outside water tap fitting, aluminium shed will remain as seen, further onto grass-laid garden, decked patio to the far end, it affords unspoilt views over the surrounding hills and countryside.

Front Garden

Laid to tarmacadam with driveway for off-road parking for one vehicle and private additional bay opposite.

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.