

propertyplus

for sale

Detached House - Tonyrefail

£325,000

Property Reference: PP12485



This is an outstanding modern, unique, larger than average, three bedroom, modern detached property situated in this quiet, secluded location in an exceptionally spacious plot on the sought after development at Worcester Court in Tonyrefail.



www.propertypluswales.co.uk

Call Free 0800 043 7300

Detached House - Tonyrefail

£325,000

Property Reference: PP12485

This is an outstanding modern, unique, larger than average, three bedroom, modern detached property situated in this quiet, secluded location in an exceptionally spacious plot on the sought after development at Worcester Court in Tonyrefail. The property itself offers such a WOW factor but offers such amazing family-sized accommodation and the location ideal for families with young children, safe at the far end of this quiet cul-de-sac. It offers easy access to all amenities including schools, leisure centre, playing fields, healthcare, transport connections, outstanding road links via A4119 for M4 corridor, Cardiff and beyond. If it's the outdoor life you're looking for, surrounded by countryside, farmland, ideal for walking and cycling. The property itself, situated on this outstanding plot has beautifully landscaped gardens to front and rear with detached garage converted to mancave, games room/office with driveway to accommodate off-road parking for some two vehicles. It benefits from UPVC double-glazing, gas central heating. It will be sold inclusive of luxury quality fitted carpets and floor coverings, made to measure blinds, full range of integrated appliances to the kitchen, underfloor heating, quality light fittings and many extras. It affords three double bedrooms, the master with en-suite shower room/WC, spacious family lounge with French doors leading onto beautifully presented gardens, further outstanding dining/sitting/family room with high quality range of units, integrated appliances to include microwave, oven, hob, extractor fan, dishwasher, fridge/freezer with breakfast bar dividing dining/sitting area from kitchen, further French doors allowing access





onto the beautiful gardens. This property must be viewed. An outstanding property both internally and externally, certainly with the WOW factor, an amazing property, amazing family home and amazing location. Book your viewing today.

Entranceway

Entrance via modern composite double-glazed panel door with matching panel to side allowing access to impressive spacious, open-plan entrance hallway.

Hallway

Plastered emulsion décor and ceiling, quality tiled flooring, central heating radiator, ample electric power points, open-plan stairs to first floor elevation with oak balustrade and quality fitted carpet, modern white panel doors allowing access to lounge, cloaks/WC, double doors allowing access to kitchen/diner, further door allowing access to understairs storage.

Main Lounge (5.21 x 3.10m)

UPVC double-glazed window to front with made to measure blinds overlooking front gardens, UPVC double-glazed double French doors to rear with matching panels either side and opening skylights with made to measure blinds allowing access and overlooking the beautifully presented rear gardens, plastered emulsion décor with one feature wall wood panelled, plastered emulsion ceiling with two chandelier-style pendant ceiling light fittings, quality tiled flooring, two central heating radiators, ample electric power points.

Cloaks/WC

Generous size with patterned glaze UPVC double-glazed window to rear, plastered emulsion décor and ceiling, continuation of quality tiled flooring from hallway, radiator, white suite comprising low-level WC, wash hand basin with central mixer taps

with splashback ceramic tiling.

Kitchen/Diner (6.10 x 3.16m)

UPVC double-glazed window to front with made to measure blinds overlooking front gardens, UPVC double-glazed window to side overlooking driveway with blinds, UPVC double-glazed double French doors with insert blinds allowing access and overlooking the beautifully presented rear gardens, plastered emulsion décor, quality ceramic tiled flooring, central heating radiator, kitchen area fitted with beautiful modern, rich, quality, two-tone fitted kitchen in oak and white high gloss finish comprising ample wall-mounted units, base units, larder units, ample work surfaces with co-ordinate splashback, matching breakfast bar, drawer packs, feature lighting, integrated appliances to remain as seen include fridge/freezer, electric oven, dishwasher, four ring gas hob, extractor canopy, contrast single sink and drainer unit with flexi mixer taps, plumbing for washing machine.

Dining Section

Beautifully presented, matching décor and ceiling with feature droplight over dining table, further central heating radiator, thermostatically controlled underfloor heating beneath breakfast bar, this kitchen/diner must be viewed.

First Floor Elevation

Landing

Generous sized landing area, UPVC double-glazed window to rear with made to measure blinds overlooking gardens, plastered emulsion décor and ceiling, quality fitted carpet, radiator, ample electric power points, modern white panel doors to bedrooms 1, 2, 3 and family bathroom, further matching door allowing access to built-in storage cupboard housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

Bedroom 1 (3.32 x 3.31m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and ceiling, two walls with modern wood panel décor, luxury quality fitted carpet, radiator, electric power points with USB connections.

Bedroom 2 (3.30 x 2.88m)

UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor with one feature wall papered, plastered emulsion ceiling, quality fitted carpet, radiator, ample electric power points.

Family Bathroom

Beautifully presented family bathroom with patterned glaze UPVC double-glazed window to rear, quality tiled décor to halfway, to one wall and bath area with plastered emulsion décor above, plastered emulsion ceiling, Xpelair fan, porcelain tiled flooring, radiator, full bathroom suite fitted in white comprising panelled bath with twin handgrips, central mixer taps and shower attachment, low-level WC, wash hand basin with central mixer taps.

Bedroom 3 (master bedrooms, 3.30 x 3.18m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and ceiling, luxury quality fitted carpet, radiator, ample electric power points, modern white panel door to side allowing access to en-suite shower room/WC.

En-Suite Shower Room/WC

Patterned glaze UPVC double-glazed window to front with feature blinds, plastered emulsion décor and ceiling with Xpelair fan, porcelain tiled flooring, radiator, white suite comprising low-level WC, wash hand basin with splashback ceramic tiling and central mixer taps, electric shaver point, oversized walk-in shower cubicle fully ceramic tiled with electric shower.

Rear Garden

Beautifully presented, laid to paved patio and further onto decorative astroturfed gardens with feature pathways, circular design, raised decked patio area with purpose-built pagoda built above, raised flowerbeds heavily stocked with mature shrubs, plants,

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.