

## Terraced House - Tonyrefail

£109,950

Property Reference: PP12624



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This is a deceptively spacious, double extended, three double bedroom, potentially four bedroom, mid-terrace property situated in this quiet, sought after cul-de-sac side street in Thomastown, Tonyrefail, offering enormous potential to create your dream home. Being offered for sale at this great price, it will require some renovation and modernisation, however benefits from UPVC double-glazing, gas central heating. It will be sold including all fitted carpets, blinds, light fittings and some of its original features to include fireplace to sitting room which must be viewed. The property offers both generous family-sized accommodation, affords excellent sized rear garden in need of some upgrading, excellent rear access and detached garage. It offers easy access onto the A4119 link road for Llantrisant, Talbot Green and M4 corridor, easy access to schools, leisure facilities, playing fields and transport connections. At this great price it wont be available for long. It briefly comprises, entrance hallway, sitting room, lounge, fitted kitchen/dining area, lobby, bathroom/WC, first floor landing, three double bedrooms, easily converted to four, flat garden to rear, detached garage.

## Entranceway

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

## Hallway

Papered décor, wall-mounted electric service meters, plastered emulsion ceiling, fitted carpet, staircase to first floor elevation with fitted carpet, patterned glaze panel doors allowing access to sitting room and lounge.

## Sitting Room (4.09 x 2.82m)

UPVC double-glazed window to front, papered décor, tiled and coved ceiling with pendant ceiling light fitting to remain, fitted carpet,





electric power points, beautiful original fireplace to main feature wall with cast iron basket and tiled insert, this fireplace must be viewed, two recess alcoves either side, electric power points.

#### Lounge (3.85 x 3.44m)

UPVC double-glazed window to rear overlooking rear gardens, papered décor and ceiling with coving and pendant ceiling light fitting to remain, central heating radiator, fitted carpet, ample electric power points, oversized Adam-style fireplace with marble insert and matching hearth and ornamental fire to remain as seen, two arched recess alcoves either side both with base storage and display shelving above, patterned glaze panel door to rear allowing access to kitchen/diner.



#### Kitchen/Diner (4.07 x 3.09m)

UPVC double-glazed window and door to side allowing access to rear gardens, papered décor, tiled and covered ceiling, cushion floor covering, access to understairs storage fitted with shelving, full range of fitted kitchen units in white comprising ample wall-mounted units, base units, drawer packs, ample work surfaces with feature splashback, gas cooker power point, single sink and drainer unit with central mixer taps, plumbing for washing machine, feature brick wall with oak mantel, white panel door to rear allowing access to lobby.



#### Lobby

Plastered emulsion décor and ceiling, cushion floor covering, opening through to bathroom/WC.

#### Bathroom

Generous sized bathroom with patterned glaze UPVC double-glazed window to rear with made to measure blinds, plastered emulsion décor and coved ceiling, cushion floor covering, radiator, all fixtures and



fittings to remain, primrose in colour suite comprising panelled bath, low-level WC, wash hand basin with Triton electric shower over bath and complete ceramic tiled to bath and wash hand basin area.

## First Floor Elevation

### Landing

Papered décor matching hallway, spindled balustrade, papered ceiling with generous access to loft, doors allowing access to bedrooms 1, 2, 3.

### Bedroom 1 (5.01 x 3.09m)

Easily be converted into two bedrooms, two UPVC double-glazed windows to front, papered décor and ceiling, fitted carpet, radiator, electric power points.

### Bedroom 2 (3.16 x 3.26m)

UPVC double-glazed window to rear overlooking gardens, papered décor and ceiling, fitted carpet, electric power points.

### Bedroom 3 (2.96 x 4.29m)

UPVC double-glazed window to rear overlooking rear gardens, papered décor and ceiling, fitted carpet, radiator, electric power points, door to built-in storage cupboard housing wall-mounted gas boiler supplying domestic hot water and gas central heating.

## Rear Garden

Excellent sized flat garden, fully stocked with mature shrubs, plants, acer trees, however will require some attention with excellent rear lane access and detached garage.

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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.