

**Detached House - Tonyrefail**

**£269,950**

*Property Reference: PP12623*



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Situated in this quiet, cul-de-sac position, we are delighted to offer to the market this beautifully presented, spacious, four bedroom, detached family home with outstanding gardens to rear, side access and well-maintained gardens to front with driveway and access to integral garage. This property will be sold with many extras, including fitted carpets, floor coverings, light fittings, blinds. It affords fitted wardrobes to two bedrooms, en-suite shower room/WC to master bedroom together with further family bathroom/WC. It offers outstanding family accommodation with excellent gardens with families in mind. It offers easy access to all amenities and facilities including schools, leisure facilities, playing fields, the local sports centre with swimming pool, excellent road links for M4 corridor. An early viewing is essential. It is being offered for sale at this amazing price in order to achieve a quick sale. It briefly comprises, spacious entrance hall, access to integral garage, cloaks/WC, bay-fronted lounge, fitted kitchen with integrated appliances, utility room, dining room, first floor spacious landing, storage cabinet, four generous sized bedrooms, master with en-suite shower room/WC, bathroom/WC, gardens to front and rear, side access, driveway.

#### Entranceway

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

#### Hallway

Spacious, impressive entrance hallway, plastered emulsion décor and coved ceiling, ceramic tiled flooring, central heating radiator, electric power points, open-plan stairs to first floor elevation with spindled balustrade and fitted carpet, modern white panel doors to garage, cloaks/WC, main lounge, kitchen and further





door to dining room.

#### Cloaks/WC

Patterned glaze UPVC double-glazed window to side, plastered emulsion décor and ceiling, continuation of quality ceramic tiled flooring, radiator, suite to include low-level WC, wall-mounted wash hand basin with splashback ceramic tiling, all fixtures and fittings to remain.

#### Main Lounge (3.13 x 5.27m into bay)

UPVC double-glazed bay window to front with made to measure blinds, plastered emulsion décor with one feature wall papered, emulsion ceiling with coving and pendant ceiling light fitting, quality wood panel flooring, ample electric power points, radiator, Adam-style feature fireplace with marble insert and hearth housing real flame gas fire, ample electric power points.

#### Kitchen (3.26 x 2.82m)

UPVC double-glazed window to rear with made to measure roller blinds overlooking rear gardens, plastered emulsion décor and ceiling with three-way spotlight fitting, quality flooring, full range of light oak fitted kitchen units comprising ample wall-mounted units, base units, corner display shelving, leaded display cabinets, drawer packs, ample work surfaces with co-ordinate splashback ceramic tiling, integrated double electric oven, four ring gas hob, extractor canopy fitted above, stainless steel sink and drainer with central mixer taps, plumbing for dishwasher, ample space for additional appliances as required, opening to side through to utility room.

#### Utility Room

UPVC double-glazed door to side allowing access to gardens, UPVC double-glazed window to rear overlooking rear garden, Xpelair fan, continuation of quality

flooring, further range of matching light oak fitted kitchen units comprising ample wall-mounted units, base units, larder units, ample work surfaces with splashback ceramic tiling, insert circular stainless steel bowl with central mixer taps, plumbing for washing machine, further appliances within the utility room are potentially available, central heating radiator, ample electric power points.

## Dining Room (2.67 x 3.49m)

UPVC double-glazed double French doors to rear allowing access to rear gardens, plastered emulsion décor with one feature wall papered, emulsion and coved ceiling with pendant ceiling light fitting, radiator, quality wood panel flooring, ample electric power points.

## First Floor Elevation

### Landing

Spacious landing area with UPVC double-glazed window to side, plastered emulsion décor, textured emulsion ceiling with coving, four-way spotlight fitting, laminate flooring, spindled balustrade, electric power points, white panel doors to bedrooms 1, 2, built-in storage cupboard fitted with shelving and housing wall-mounted gas boiler supplying domestic hot water and gas central heating, further doors to bedrooms 3, 4 and family bathroom.

## Bedroom 1 (3.63 x 3.45m)

UPVC double-glazed window to front offering views over the surrounding countryside, plastered emulsion décor with one feature wall papered, emulsion and coved ceiling with three-way spotlight fitting, laminate flooring, radiator, electric power points.

## Bedroom 2 (3.40 x 2.97m)

UPVC double-glazed window to front with made to measure blinds, views over the surrounding countryside, plastered emulsion décor with one feature wall papered, emulsion and coved ceiling with combination light ceiling fan to remain, radiator, laminate flooring, full range of built-in wardrobes providing ample hanging and shelving space.

## Bedroom 3 (3.77 x 2.87m)

Two UPVC double-glazed windows to rear both with made to measure blinds, plastered emulsion décor, textured emulsion and coved ceiling with combination ceiling fan/light fitting to remain, laminate flooring, radiator, ample electric power points, full range of built-in wardrobes providing ample hanging and shelving space, white panel door to spacious en-suite shower room/WC.

## En-Suite Shower Room/WC

Modern en-suite shower room/WC with patterned glaze UPVC double-glazed window to side, quality ceramic tiled décor floor to ceiling, Xpelair fan, tiled flooring, chrome heated towel rail, emulsion ceiling with three-way spotlight fitting, all fixtures and fittings to remain, white suite to include close-coupled WC, wash hand basin with central waterfall feature mixer taps set within high gloss vanity unit, walk-in shower cubicle with shower supplied direct from gas boiler.

## Bedroom 4 (6.16 x 1.71m)

UPVC double-glazed window to rear with made to measure roller blinds overlooking rear gardens, plastered emulsion décor with one feature wall papered, emulsion ceiling, laminate flooring, radiator, ample electric power points.

## Family Bathroom

Patterned glaze UPVC double-glazed window to side, plastered emulsion décor, textured ceiling, cushion floor covering, radiator, all fixtures and fittings included, Xpelair fan, white suite comprising panelled bath with twin handgrips, central mixer taps and shower attachment, low-level WC, wash hand basin, electric shaver point.

## Rear Garden

Beautifully presented garden laid to patio, with timber decking and feature Cotswold stone gravel to borders, further leading onto beautifully kept lawned gardens, fully stocked with mature shrubs, evergreens, conifers, this

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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.