

Terraced House - Tonypandy

£119,950

Property Reference: PP12686



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This is a very well maintained, double extended, three bedroom, mid-terrace property situated in one of the most sought after side street locations in Penrhiwfer offering easy access to schools, leisure facilities and excellent road links via A4119 for M4 corridor. This property would ideally suit first time buyer to create their dream home. It currently benefits from UPVC double-glazing, gas central heating and will be sold as seen. It affords forecourt approach, garden to rear with rear lane access and potential for construction of garage or driveway subject to planning consent. It is being offered for sale with vacant possession and a speedy completion is available if required with no onward chain. It briefly comprises, entrance hall, spacious lounge/diner, fitted kitchen, first floor landing, three generous sized bedrooms, family bathroom/shower/WC, gardens to front and rear.

Entranceway

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

Hallway

Wood panel décor, papered ceiling, wall-mounted electric service meters, fitted carpet, radiator, staircase to first floor with matching fitted carpet, bevel-edged glaze panel door to side allowing access to lounge/diner.

Lounge/Diner (3.65 x 6.39m)

UPVC double-glazed windows to front and rear, papered ceiling with coving and two central pendant ceiling light fittings, papered décor, laminate flooring, two radiators, ample electric power points, one recess alcove with base storage cabinet housing gas service meters, wall-mounted modern electric fire to remain as seen, ample electric power points, bevel-edged glaze panel door to rear allowing access to kitchen.

Kitchen (4 x 4.21m not





including substantial depth of recesses)
UPVC double-glazed windows to side and rear both with made to measure blinds, plastered emulsion décor, patterned artex ceiling with ceiling fan/light to remain, radiator, UPVC double-glazed door to side allowing access to gardens, tiled flooring, access to understairs storage, full range of light beech fitted kitchen units comprising ample wall-mounted units, base units, display cabinets, ample work surfaces with co-ordinate splashback ceramic tiling, integrated electric oven, four ring gas hob and extractor canopy fitted above, single sink and drainer unit with central mixer taps, plumbing for washing machine, ample space for additional appliances as required.

First Floor Elevation

Landing

Wood panel décor, plastered emulsion décor, papered and coved ceiling, fitted carpet, spindled balustrade, sapele doors to bedrooms 1, 2, 3, bathroom.

Bedroom 1 (3.72 x 3.02m)

UPVC double-glazed window to front with made to measure blinds, papered décor and coved ceiling, access to loft, laminate flooring, radiator, electric power points.

Bedroom 2 (2.81 x 4.64m)

UPVC double-glazed window to front with made to measure roller blinds, papered décor and coved ceiling, laminate flooring, radiator, electric power points.

Family Bathroom

Patterned glaze UPVC double-glazed window to rear, modern porcelain tiled décor to halfway with plastered emulsion décor above, plastered emulsion ceiling with modern spotlight fitting, Xpelair fan, chrome heated towel rail, tiled flooring, modern white suite comprising panelled bath with central

mixer taps and twin handgrips, close-coupled WC, wash hand basin set within high gloss base vanity unit with central mixer taps and mirrored cabinet above, oversized walk-in shower cubicle fully porcelain tiled with shower supplied direct from boiler.

Bedroom 3 (4.22 x 2.58m)

UPVC double-glazed window to side, plastered emulsion décor, papered ceiling, laminate flooring, radiator, electric power points, door to built-in storage cupboard housing gas boiler supplying domestic hot water and gas central heating.

Rear Garden

Laid to concrete with concrete boundary walls and excellent rear lane access, potential for construction of garage or outbuilding subject to standard planning applications.

Front Garden

Laid to patio with original stone front boundary wall with outside courtesy lighting.

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.