

Terraced House - Tonyrefail

£159,950

Property Reference: PP6764



This is a renovated and modernised, incredibly spacious, three double bedroom plus loft storage, mid-terrace property situated in one of the most sought after side street locations offering immediate access to all amenities and facilities including schools at all levels, leisure facilities, surrounded by picturesque walks and cycling tracks over the hills and countryside.



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Entranceway

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

Hallway

Papered décor, textured ceiling, wall-mounted electric service meters, radiator, laminate flooring, staircase to first floor elevation with fitted carpet, glazed panel door to side allowing access to lounge/diner.

Lounge/Diner (3.70 x 6.36m)

UPVC double-glazed window to front





with made to measure roller blinds, UPVC double-glazed window to rear with roller blinds, plastered emulsion décor and coved ceiling, quality laminate flooring, central heating radiators, ample electric power points, two recess alcoves, one with base storage housing gas service meters, wall-mounted gas fire to remain as seen, glazed panel door to rear allowing access to kitchen/breakfast room.



Kitchen/Breakfast Room (4.06 x 3.01m)
UPVC double-glazed window to side with made to measure blinds, plastered emulsion décor and ceiling with recess lighting, quality tiled flooring, radiator, access to understairs storage, full range of white high gloss finished fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, larder units, stainless steel insert sink and drainer with flexi mixer taps, plumbing for washing machine, five ring infusion Rangemaster cooker to remain as seen with extractor canopy fitted above, splashback ceramic tiling, ample electric power points, integrated fridge/freezer, breakfast bar to remain as seen, integrated dishwasher, patterned glaze panel door to rear allowing access bathroom, patterned glaze UPVC double-glazed door to side allowing access to lobby.



Lobby
Plastered emulsion décor and ceiling, ceramic tiled flooring, UPVC double-glazed door with matching panel to side allowing access to rear garden.



Bathroom
Generous sized bathroom with patterned glaze UPVC double-glazed window to rear with made to measure blinds, ceramic tiled décor to halfway, complete to shower area, plastered emulsion décor above,

plastered emulsion ceiling with recess lighting, ceramic tiled flooring, chrome heated towel rail, modern white suite comprising rolltop Victorian freestanding bath with central mixer taps and shower attachment, low-level WC, wash hand basin, walk-in shower cubicle housing electric shower, Xpelair fan, all fixtures and fittings included.

First Floor Elevation

Landing

Papered décor, fitted carpet, spindled balustrade, light oak panel doors to bedrooms 1, 2, 3, further staircase with matching fitted carpet to loft storage.

Bedroom 1 (3.14 x 4.45m)

Two UPVC double-glazed windows to front both with made to measure blinds, plastered emulsion décor and ceiling, laminate flooring, central heating radiator, ample electric power points, full range of built-in wardrobes to one wall providing ample hanging and shelving space.

Bedroom 2 (3.28 x 3.15m)

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

Bedroom 3 (3 x 4.36m)

UPVC double-glazed window to rear overlooking rear gardens with made to measure blinds, plastered emulsion décor and coved ceiling, fitted carpet, radiator, ample electric power points.

Loft Storage

Width and depth of the main property with papered décor and ceiling, electric striplight fitting, genuine Velux skylight window, range of built-in storage cupboards, fitted carpet, an ideal hideaway.

Rear Garden

Laid to decked gardens with artificial grass-laid sections, outside electric power points, access to additional terrace with access to detached garage with excellent rear lane access.

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.