

Terraced House - Tonypandy

£109,950

Property Reference: PP12763



This is a very well maintained, originally three bedroom, converted to two double bedroom, mid-terrace property situated in a popular side street location of Tonypandy offering easy access to all services and facilities.



This is a very well maintained, originally three bedroom, converted to two double bedroom, mid-terrace property situated in a popular side street location of Tonypandy offering easy access to all services and facilities. It would ideally suit first time buyer looking to create your first home and getting onto the property ladder at this great price. It affords UPVC double-glazing, gas central heating, plastered walls. It will be sold as seen including fitted kitchen with range of white goods to remain as seen. It affords forecourt approach and garden to rear which is in the process of being cleared and upgraded. It briefly comprises, entrance hall, lounge/diner, fitted kitchen with white goods, shower room/WC, first floor landing, two double bedrooms, formerly three.

Entranceway

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

Hallway

Plastered emulsion décor, patterned artex ceiling, wall-mounted electric service meters, fitted carpet, telephone point, staircase to first floor elevation to first floor elevation with matching fitted carpet, white panel door to side allowing access to lounge.

Lounge (3.66 x 6.35m)

UPVC double-glazed windows to front and rear, plastered emulsion décor, patterned artex and coved ceiling, fitted carpet, two radiators, Adam-style fireplace with marble insert and hearth housing gas fire, ample electric power points, gas service meters housed within recess storage, white panel door to understairs storage, further matching door to rear allowing access to kitchen.

Kitchen (3.11 x 2.62m)

UPVC double-glazed window to side, UPVC double-glazed door to side allowing access to gardens, plastered emulsion





décor, textured emulsion ceiling with four-way spotlight fitting, wall-mounted gas boiler supplying domestic hot water and gas central heating, full range of light beech fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, ample work surfaces and co-ordinate splashback ceramic tiling, single sink and drainer unit with central mixer taps, plumbing for washing machine, all white goods to remain as seen, central heating radiator, laminate flooring, white panel door to rear allowing access to shower room/WC.

Shower Room

Patterned glaze UPVC double-glazed window to rear, plastered emulsion décor, textured emulsion ceiling, Xpelair fan, non-slip flooring, radiator, full suite fitted in white comprising low-level WC, wash hand basin with splashback ceramic tiling, walk-in shower cubicle fully ceramic tiled housing electric shower.

First Floor Elevation

Landing

Patterned glaze UPVC double-glazed window to rear, plastered emulsion décor, patterned artex ceiling, fitted carpet, spindled balustrade, sapele doors allowing access to bedrooms 1 and 2.

Bedroom 1 (3.44 x 4.59m)

This is formerly a three bedroom property, converted some years ago with two UPVC double-glazed windows to front, plastered emulsion, patterned artex ceiling, fitted carpet, radiator, electric power points.

Bedroom 2 (2.93 x 2.80m)

UPVC double-glazed window to rear, plastered emulsion décor, patterned artex ceiling, fitted carpet, radiator, electric power points.

Rear Garden

Terraced garden stocked with conifer trees, original stone rear boundary wall with

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rear access and outbuilding.

Front Garden

Laid to patio with rendered front boundary wall, wrought iron balustrade above, disabled lift to remain as seen.

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.