

Terraced House - Tonypandy

£145,000

Property Reference: PP12843



Immaculately presented, completely renovated and modernised is this beautiful three bedroom plus loft storage, mid-terrace property situated in this popular location, offering easy access to all amenities and facilities and with outstanding, unspoilt views over the surrounding valley and mountains to the rear. It offers generous family-sized accommodation, tastefully decorated, being sold with many extras, some to include made to measure blinds, light fittings, all fixtures and fittings to bathroom, quality fitted carpets and quality tiled flooring to ground floor.



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Entranceway

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

Porch

Papered décor to halfway, dado rail, plastered emulsion décor above, wall-mounted electric service meters, quality tiled flooring, modern panel door to side allowing access to open-plan lounge/diner.

Open-Plan Lounge/Diner (4.56 x 6.63m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor, patterned artex and coved ceiling with two pendant ceiling light fittings, feature main facing wall with modern panelling above, two wall light



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fittings, Inglenook recess with oak mantel and marble hearth ideal for ornamental display or fire if required, ample electric power points, quality tiled flooring, two radiators, electric power points, telephone point, open-plan stairs to first floor elevation with modern fitted carpet, white panel door to understairs storage, further glazed panel door to rear with glazed window to side allowing access to kitchen.

Kitchen (4.28 x 2.34m)

UPVC double-glazed window to rear with made to measure blinds overlooking gardens and with unspoilt views over the surrounding valley and mountains, further UPVC double-glazed door to rear allowing access to gardens, plastered emulsion décor and coved ceiling with full range of recess lighting, quality ceramic tiled flooring, central heating radiator, full range of high gloss dove grey modern fitted kitchen units to remain as seen including wall-mounted units, base units, pan drawers, display cabinets, complemented with modern work surfaces and co-ordinate splashback ceramic tiling, integrated electric oven, four ring gas hob, extractor canopy fitted above, contrast single sink and drainer unit with central mixer taps, plumbing for washing machine, ample space for additional appliances, modern white panel door to side allowing access to utility area.

Utility Area

Plastered emulsion décor and ceiling, quality tiled flooring, wall-mounted gas boiler supplying domestic hot water and gas central heating, further wall-mounted cupboard, shelving and ample space for further appliances, modern white panel door to rear allowing access to

bathroom.

Bathroom

Spacious modern bathroom with patterned glaze UPVC double-glazed window to rear with made to measure blinds, quality ceramic tiled décor floor to ceiling with contrast styling to two walls, feature wood panelled wall with plastered emulsion décor above, all fixtures and fittings included, plastered emulsion ceiling with modern ceiling light fitting and Xpelair fan, quality tiling, chrome heated towel rail, modern white suite comprising panelled bath with central mixer taps, overhead rainforest shower with attachments supplied direct from gas boiler with feature concertina glazed above bath shower screen, low-level WC, wash hand basin with central mixer taps housed within high gloss base vanity unit with mirrored cabinet wall-mounted above.

First Floor Elevation

Landing

UPVC double-glazed window to rear with made to measure blinds offering unspoilt views, plastered emulsion décor with further feature wall papered décor, plastered emulsion ceiling, fitted carpet, electric power points, quality modern oak panel doors to bedrooms 1, 2, 3, further staircase with spindled balustrade and fitted carpet allowing access to loft storage.

Bedroom 1 (2.47 x 1.80m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor, patterned artex and coved ceiling, quality laminate flooring, radiator, ample electric power points.

Bedroom 2 (2.76 x 3.30m)

UPVC double-glazed window to front with made to measure blinds, patterned artex and coved ceiling, plastered emulsion décor with two walls modern papered, quality fitted carpet, central heating radiator, ample electric power points.

Bedroom 3 (2.77 x 2.99m)

UPVC double-glazed window to rear offering unspoilt views with made to measure roller blinds, plastered emulsion décor with one feature wall papered, patterned artex and coved ceiling, fitted carpet, radiator, ample electric power points.

Loft Storage

Full width and depth of the main property, plastered emulsion décor and ceiling with full range of recess lighting, quality fitted carpet, concealed storage within eaves, genuine Velux double-glazed skylight window, ample electric power points, spindled balustrade.

Rear Garden

Laid to decked patio area with wrought iron balustrade leading onto sandstone paved patio, outside water tap fitting, outside courtesy lighting, access to purpose-built oversized detached garage with remote controlled roller shutter door offering excellent lane access, also supplied with electric power and light.

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.