

## Terraced House - Tonypandy

£89,950

Property Reference: PP12824



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## Entranceway

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

## Hallway

Papered décor, plastered emulsion and coved ceiling, wall-mounted electric service meters, radiator, laminate flooring, staircase to first floor elevation with fitted carpet, telephone point, sapele door to side allowing access to lounge.

## Lounge (3.61 x 3.65m)

UPVC double-glazed window to rear overlooking rear gardens, papered décor with one feature wall, plastered emulsion and coved ceiling, laminate flooring, telephone point, radiator, ample electric power points, feature fireplace to main facing wall with inserts for ornamental display, tiled hearth with ornamental electric fire, modern double-glazed oak panel doors allowing access to sitting room, sapele door to rear allowing







access to kitchen/breakfast room.

#### Sitting Room (2.95 x 3.42m)

UPVC double-glazed window to front with made to measure blinds, papered décor, dado to centre, textured emulsion ceiling, laminate flooring, radiator, ample electric power points, two recess alcoves both fitted with base storage cabinets, one housing gas service meters.



#### Kitchen/Breakfast Room (3.86 x 3.03m)

UPVC double-glazed window to side, papered décor, radiator, plastered emulsion ceiling with three-way spotlight fitting, ceramic tiled flooring, Xpelair fan, full range of white fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, ample work surfaces, co-ordinate splashback ceramic tiling, gas cooker connections, single sink and drainer with central mixer taps, plumbing for washing machine, ample space for additional appliances and dining table and chairs if required, white panel door to rear allowing access to lobby.

#### Lobby

Plastered emulsion décor and ceiling, non-slip flooring, UPVC double-glazed door to side allowing access to gardens, white panel door to side allowing access to shower room/WC.



#### Shower Room/WC

Patterned glaze UPVC double-glazed window to rear with made to measure blinds, ceramic tiled décor to halfway with plastered emulsion décor above, fully ceramic tiled to shower area, non-slip flooring, central heating radiator, Xpelair fan, all fixtures and fittings included, further UPVC double-glazed window to rear, walk-in wet shower space with electric shower, low-level WC, wall-mounted wash hand basin.



#### First Floor Elevation

Landing

UPVC

double-glazed window to rear, papered décor, spindled balustrade, plastered emulsion ceiling, fitted carpet, radiator, doors allowing access to bedrooms 1, 2, 3, access to loft.

#### Bedroom 1 (2.07 x 2.79m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and ceiling, fitted carpet, electric power points.

#### Bedroom 2 (2.85 x 3.68m)

UPVC double-glazed window to front, plastered emulsion décor, textured emulsion ceiling, fitted carpet, electric power points.

#### Bedroom 3 (2.90 x 2.83m)

UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor and ceiling, laminate flooring, built-in storage cupboard housing wall-mounted gas boiler supplying domestic hot water and gas central heating, built-in wardrobes providing ample hanging and shelving space.

#### Rear Garden

Enclosed flat garden laid to paved patio with unspoilt views over the surrounding valley and mountains.

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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.