

Terraced House - Pontypridd

£115,000

Property Reference: PP12869



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Situated on this popular development, we are delighted to offer to the market this incredibly spacious, three bedroom, end-link property with gardens to front and rear, driveway and integral garage. It benefits from UPVC double-glazing and gas central heating but will require a complete makeover and upgrade and is therefore being offered for sale at this amazing price in order to achieve a quick sale with immediate vacant possession and no onward chain. The property offers generous family-sized accommodation and is priced affordable for first time buyers or a great investment property. Close to all amenities and facilities with excellent road links for M4 corridor and Cardiff. It briefly comprises, entrance porch, open-plan entrance hallway, spacious lounge, cloaks/WC, kitchen, utility room/conservatory, first floor landing, three generous sized bedrooms, family bathroom/WC, gardens to front and rear, driveway, integral single garage.

Entranceway

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

Porch

UPVC double-glazed window to front, plastered emulsion ceiling, UPVC double-glazed door allowing access to hallway.

Hallway

Papered décor, textured and covered ceiling, laminate flooring, electric power points, radiator, door to built-in storage cupboard beneath stairwell, stairs to first floor elevation with fitted carpet, patterned glaze French door to side allowing access to lounge/diner.

Lounge/Diner (L-shape, 6.09 x 5.02m)

UPVC double-glazed full length panels with glazed windows to rear through to conservatory, papered décor, textured and covered ceiling, telephone point, two radiators, ample electric power points, patterned glaze





panel door to side allowing access to utility room/conservatory, door allowing access to cloaks/WC, patterned glaze French door allowing access to kitchen.

Kitchen (4 x 2.40m)

UPVC double-glazed window to front, papered décor, textured and coved ceiling, cushion floor covering, radiator, range of fitted kitchen units including base units, ample work surfaces, ample electric power points, splashback ceramic tiling, electric cooker power point, single sink and drainer units, plumbing for washing machine, built-in storage cupboard fitted with shelving.

Cloaks/WC

UPVC double-glazed window to side, papered décor, plastered emulsion and coved ceiling, laminate flooring, low-level WC, and wash hand basin fitted in white.

Utility Room/Conservatory

Corrugated plastic roofing, brick-built to halfway with UPVC double-glazed windows and door to rear allowing access to rear gardens.

First Floor Elevation

Landing

Plastered emulsion décor, textured emulsion and coved ceiling, generous access to loft, fitted carpet, doors to bedrooms 1, 2, 3, bathroom, further door to built-in storage cupboards.

Bedroom 1 (3.37 x 3.07m)

UPVC double-glazed window to rear, papered décor, textured and coved ceiling, fitted carpet, radiator, electric power points, built-in storage cupboard ideal for wardrobe.

Bedroom 2 (3.02 x 4.27m)

UPVC double-glazed window to rear, papered décor, textured emulsion and coved ceiling, fitted carpet, radiator, electric power points.

Bedroom 3 (2.94 x 2.87m)

UPVC double-glazed window to front overlooking front driveway and garden, papered

décor, textured emulsion and coved ceiling, radiator, fitted carpet, electric power points, built-in storage ideal for wardrobe space.

Bathroom

UPVC double-glazed window to front, ceramic tiled décor to halfway with papered décor above, textured and coved ceiling, cushion floor covering, radiator, white suite comprising panelled bath with central mixer taps and shower attachments, low-level WC, wash hand basin.

Rear Garden

Excellent sized flat garden heavily stocked with mature shrubs, plants, offers enormous potential with ample storage facilities.

Front Garden

Tarmac driveway for off-road parking for one vehicle and access to integral garage with up and over doors, further potential for off-road parking or alternatively converted into front gardens with main entrance approach, 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.