

propertyplus

for sale

Terraced House - Tonyrefail

£149,950

Property Reference: PP12601



This is an incredibly spacious, four bedroom, mid-terrace property in one of the most sought after popular, side streets of Tonyrefail offering immediate access to all amenities and facilities including schools, leisure facilities, sports centre with swimming pool, excellent transport connections and road links for M4 corridor.



www.propertypluswales.co.uk

Call Free 0800 043 7300

Terraced House - Tonyrefail

£149,950

Property Reference: PP12601

This is an incredibly spacious, four bedroom, mid-terrace property in one of the most sought after popular, side streets of Tonyrefail offering immediate access to all amenities and facilities including schools, leisure facilities, sports centre with swimming pool, excellent transport connections and road links for M4 corridor. This property will be sold with many extras, offers generous family-sized accommodation with gardens to rear and purpose-built detached garage and inspection pit. It benefits from UPVC double-glazing, gas central heating. It briefly comprises, entrance hallway, spacious open-plan lounge/diner, I-shaped fitted kitchen with breakfast bar, bathroom/WC, first floor landing, four generous sized bedrooms. At this amazing price, be sure to book your viewing.

Entranceway

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

Hallway

Papered décor, door to built-in storage cupboard, wall-mounted electric service meters, laminate flooring, white panel door to rear allowing access to lounge/diner.

Lounge/Diner (4.56 x 6.55m)

UPVC double-glazed window to front, plastered emulsion décor with one feature wall papered, patterned artex and coved ceiling, laminate flooring, three central heating radiators, ample electric power points, open-plan stairs to first floor elevation with fitted carpet and ranch-style balustrade, laminate flooring, glazed panel door to rear allowing access to kitchen.

Kitchen (4.48 x 2.98m)

UPVC double-glazed window and door to rear allowing access to rear gardens, plastered emulsion décor and coved ceiling with full range of recess lighting, ample electric power points, ceramic tiled flooring,





central heating radiator, full range of dove grey fitted kitchen units comprising ample wall-mounted units, base units, ample work surfaces, drawer packs, single sink and drainer unit, space for freestanding cooker as required with extractor canopy fitted above, ample space for additional appliances, modern white panel door to rear with access to bathroom.

Bathroom

Patterned glaze UPVC double-glazed window to rear, ceramic tiled décor to halfway and complete to bath area, remaining walls plastered emulsion, plastered emulsion and coved ceiling with three-way spotlight fitting, contrast heated towel rail, ceramic tiled flooring, white suite comprising panelled bath with above bath shower screen and shower, Xpelair fan, low-level WC, wash hand basin with vanity unit above.

First Floor Elevation

Landing

Plastered emulsion décor, patterned artex and coved ceiling, fitted carpet, ranch-style balustrade, radiator, white panel doors to bedrooms 1, 2, 3, 4.



Bedroom 1 (2.54 x 1.59m)

UPVC double-glazed window to front, patterned artex and coved ceiling with generous access to loft with pulldown ladder and completely boarded, fitted carpet, radiator, electric power points.



Bedroom 2 (3 x 3.67m)

UPVC double-glazed window to front, plastered emulsion décor with one feature wall, patterned artex and coved ceiling, fitted carpet, radiator, electric power points, full range of built-in wardrobes, up and over kingsize bed with box storage and bedside cabinets, further range of matching units to remain as seen all with chests of drawers.



Bedroom 3 (2.89 x 2.96m)

UPVC double-glazed window to rear overlooking rear garden, plastered emulsion décor with one feature wall papered, patterned artex ceiling, laminate flooring, radiator, electric power points.

Bedroom 4 (3.33 x 2.59m)

Formerly the bathroom and could easily be converted back with all pipework required in situ, UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor with one feature wall papered, plastered emulsion and coved ceiling, laminate flooring, radiator, electric power points, door to built-in storage cupboard housing wall-mounted gas boiler supplying domestic hot water and gas central heating.

Rear Garden

Laid to patio further allowing access onto grass-laid lawns, to a purpose-built detached garage with inspection pit and roller shutter doors.

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.