

propertyplus

for sale

Semi-Detached House - Tonypandy

£179,950

Property Reference: PP11262



This is a completely renovated and modernised, extended, three bedroom, semi-detached property with gardens to front and rear, side access, situated in this popular, quiet, cul-de-sac position off Vicarage Road in Penygraig.



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This is a completely renovated and modernised, extended, three bedroom, semi-detached property with gardens to front and rear, side access, situated in this popular, quiet, cul-de-sac position off Vicarage Road in Penygraig. The property offers generous family-sized accommodation in this convenient location, close to all amenities and facilities including schools, transport connections and excellent road links for M4 corridor. The property affords new concrete tiled roof, new UPVC double-glazing, gas central heating, modern fitted kitchen with range of integrated appliances, modern shower room and separate WC, quality fitted carpets and floor coverings throughout and is being sold with no onward chain and therefore quick completion is available if required. It briefly comprises, entrance hall, main lounge with French doors onto rear gardens, sitting room/dining room, extended fitted kitchen/breakfast room, first floor landing, three generous sized bedrooms, family shower room, separate WC, excellent sized landscaped garden to rear with outbuilding, electric power point and outside water tap fitting, unspoilt views over the surrounding valley and mountains, side access, gardens to front.

Entranceway

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

Porch

Plastered emulsion décor and ceiling, quality ceramic tiled flooring, white panel door allowing access to lounge and sitting room/dining room, staircase allowing access to first floor elevation with new fitted carpet.

Main Lounge (5.60 x 3.18m not including depth of recesses)

UPVC double-glazed window to front overlooking front gardens, UPVC double-glazed double French doors to rear





allowing access onto rear gardens with unspoilt views over the surrounding valley, plastered emulsion décor and ceiling, ample electric power points, two radiators, quality wood panel flooring, one recess alcove with base storage cupboard and matching shelving above, television aerial socket, white panel door to side allowing access to generous sized extended, I-shaped kitchen/breakfast room.

Kitchen/Breakfast Room (3.75 x 4.77m)

Two UPVC double-glazed windows to rear, plastered emulsion décor and ceiling with range of recess lighting, quality ceramic tiled flooring, central heating radiator, UPVC double-glazed door to side allowing access to gardens, full range of modern high gloss fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, ample work surfaces with co-ordinate splashback ceramic tiling, ample electric power points, some with USB connections, integrated gas four ring hob and extractor canopy fitted above, white single sink and drainer unit with central mixer taps, plumbing for washing machine or dishwasher, double panel doors to understairs storage, further matching panel doors to pantry area with shelving, white panel door allowing access to sitting room/dining room.

Sitting Room (3.78 x 2.73m)

UPVC double-glazed window to front, plastered emulsion décor and ceiling, quality wood panel flooring, radiator, ample electric power points, television socket.

First Floor Elevation

Landing

UPVC double-glazed window to rear offering unspoilt views, plastered emulsion décor and ceiling with generous access to loft, electric

power points, quality wood panel flooring, radiator, white panel doors to bedrooms 1, 2, 3, family shower room, separate WC.

Bedroom 1 (2.29 x 2.42m)

UPVC double-glazed window to rear offering unspoilt views and overlooking rear gardens, plastered emulsion décor and ceiling, quality wood panel flooring, radiator, ample electric power points, white panel door to walk-in storage cupboard fitted with new gas combination boiler supplying domestic hot water and gas central heating.

Bedroom 2 (3.51 x 3.21m)

UPVC double-glazed window to front, plastered emulsion décor and coved ceiling, quality wood panel flooring, radiator, ample electric power points.

Bedroom 3 (3.85 x 3.76m)

Two UPVC double-glazed windows to front, plastered emulsion décor and ceiling, quality wood panel flooring, radiator, ample electric power points, some with USB connections, white panel door to built-in storage cupboard.

Family Shower Room

Good size with UPVC double-glazed window to rear with made to measure blinds, quality high gloss ceramic tiled décor floor to ceiling, plastered emulsion ceiling with recess lighting and Xeplair fan, radiator, all fixtures and fittings to remain, quality ceramic tiled flooring, modern white suite comprising oversized corner shower cubicle with shower supplied direct from combi system, wash hand basin set within high gloss base vanity unit with central mixer taps.

Separate WC

Further UPVC double-glazed window to rear, quality ceramic tiled to halfway with plastered emulsion décor above, plastered emulsion ceiling with recess lighting, continuation of ceramic tiled flooring, white suite including close-coupled WC and wash hand basin set within high gloss base vanity unit with central mixer taps, all fixtures and fittings included.

Rear Garden

Excellent size, beautifully landscaped garden laid to concrete patio with raised decorative pebble borders with raised access onto tiers, outside courtesy lighting, outside water tap fitting, outbuilding ideal for storage, concrete block rear boundary wall with rear access, the views to the rear of this property are outstanding over the surrounding hills and mountains, side access to front garden, also benefits from external electric power points ideal for hot tubs etc.

Front Garden

Laid to topsoil and grass seeded, rendered boundary walls, wrought iron gate allowing main access, tiled pathway, feature gravel-laid section, door allowing access to rear gardens, 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.