

Semi-Detached House - Tonyrefail

£124,950

Property Reference: PP6324



Situated in this prime, sought after cul-de-sac location is the very well maintained and upgraded three bedroom semi-detached property built around the late 1950's. It offers great family size accommodation and also benefits from a detached garage with excellent rear access. Pleasantly situated offering immediate access to all services including schools at all levels, bus connections and road connections via the A4119 link road direct to Talbot Green, Llantrisant and the M4. Briefly comprising entrance Hallway, Lounge/Diner, Kitchen, Lobby, cloaks WC, first floor Landing, three generous size Bedrooms, shower room and WC, gardens to front and rear.



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draining unit with central mixer taps, plumbing for automatic washing machine. Panel door to front allowing access to Lobby. Lobby With papered decor, ceramic tile effect laminate flooring, patterned glaze UPVC double glaze window and door to side allowing access to front and rear gardens. Radiator, access to under stairs storage facility with electric and gas service meters. White six panel door allowing access to cloaks WC. Cloaks WC With pattern glaze UPVC double glaze window to front with blinds, fully ceramic tiled, floor to ceiling, ceramic tile effect laminate flooring and white suite to include low level WC. First floor elevation Landing With papered decor, UPVC double glaze window to side, textured and emulsion ceiling, generous access to Loft, fitted carpet and white panel doors allowing access to shower room and WC, storage cupboard, Bedroom one, two and three. Family Bathroom With pattern glaze UPVC double glaze window to front with blinds. Papered decor with two walls ceramic tiled to halfway, cushion floor covering, textured ceiling, central heating radiator. White suite to include low level WC, wash hand basin and panelled bath with electric shower fitted over bath. Fixtures and fittings to remain. Bedroom 1 (4.06m x 3.22m) With UPVC double glaze window to front with blinds, papered decor, fitted carpet, radiator, telephone point and ample electric power points. Door to built in storage cupboard providing ample shelving space. Storage cupboard Fitted with shelving with wall mounted gas combination boiler supplying both domestic hot water and gas central heating. Bedroom

2 (3.89m x 2.72m) With UPVC double glaze window to rear, papered decor, fitted carpet, ample electric power points and radiator. Bedroom 3 (2.54m x 2.12m) With UPVC double glaze window to rear, plastered emulsion ceiling, papered decor, fitted carpet, radiator and ample electric power points. Shower room and WC With pattern glaze UPVC double glaze window to front, fully ceramic tile decor, floor to ceiling with non-slip floor covering. Radiator, fixtures and fittings to remain, exploit layer fan. White suite to include low level WC, wash hand basin and walk-in shower cubicle housing wall mounted electric shower. Garden to rear Laid to concrete paved patio gardens with wrought iron balustrade. Access to glass house to remain as seen, together with purpose built storage building. Further gardens laid to lawn stocked with mature shrubs, evergreens, conifers and further allowing access to excellent size detached garage with good rear lane access. Garden to front Maintenance free, laid to gravel feature with concrete pathway, concrete rendered front boundary walls with front iron gate allowing main access. Curtesy lighting.

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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

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.