

propertyplus

for sale

Terraced House - Tonypandy

£89,950

Property Reference: PP12489



This is a well maintained, three bedroom plus attic storage, mid-terrace property situated in this quiet, cul-de-sac position offering unspoilt views to rear and easy access to all amenities.



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This is a well maintained, three bedroom plus attic storage, mid-terrace property situated in this quiet, cul-de-sac position offering unspoilt views to rear and easy access to all amenities. Close to schools at all levels, excellent transport links and road connections for M4 corridor. The property will require some renovation and modernisation but offers excellent potential and is a great size with gardens to rear and good sized lower ground floor storage, currently used as workshop and storage area. The property benefits from UPVC double-glazing, gas central heating, will be sold inclusive of all fitted carpets, floor coverings, light fittings, blinds and would ideally suit first time buyers to create their dream home. It briefly comprises, entrance hall, lounge/diner, lobby, shower room/WC, first floor landing, three bedrooms, loft storage, garden to rear, basement workshop.

Entranceway

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

Hall

Papered décor and ceiling, wall-mounted electric service meters, radiator, fitted carpet, staircase to first floor, telephone point, French door to side allowing access to lounge/diner.

Lounge/Diner (3.64 x 6.36m not including depth of recesses)

UPVC double-glazed window to front with made to measure blinds, timber window to rear with made to measure blinds through to kitchen, papered décor, patterned artex ceiling, fitted carpet, two radiators, ample electric power points, gas service meters housed within recess storage, Adam-style feature fireplace with marble-effect insert and tiled hearth housing gas fire, central recess alcove fitted with shelving and base storage cabinet, all curtains and





curtain poles will remain, French door to rear allowing access to kitchen, sapele door to side allowing access to lobby.

Kitchen (2.67 x 3.48m)

UPVC double-glazed windows and door to rear allowing access to rear gardens and with unspoilt views over the surrounding mountains, papered décor, patterned artex ceiling with electric striplight fitting, Xpelair fan, fitted carpet, radiator, range of base units, work surfaces, single sink and drainer unit with plumbing for washing machine, electric cooker power point, built-in storage cupboard.



Lobby

Papered décor and ceiling, tiled flooring, access to understairs storage, further allowing access to shower room/WC.

Shower Room/WC

Patterned glaze UPVC double-glazed window to rear, papered décor to one wall, remaining walls ceramic tiled, patterned artex ceiling, Xpelair fan, non-slip flooring, radiator, white suite comprising low-level WC, petite wash hand basin, walk-in family shower cubicle housing electric shower.



First Floor Elevation

Landing

UPVC double-glazed window to rear offering unspoilt views over the surrounding mountains, papered décor and ceiling, cast iron balustrade, fitted carpet, doors allowing access to bedrooms 1, 2, 3, staircase allowing access to loft storage.

Bedroom 1 (2.59 x 2.09m)

UPVC double-glazed window to front with made to measure blinds, papered décor and ceiling, fitted carpet, electric power points, range of built-in wardrobes to one wall including vanity dressing table and chests of drawers.



Bedroom 2 (2.85 x 3.52m)

UPVC double-glazed window to front with made to

measure blinds, papered décor and ceiling, fitted carpet, radiator, electric power points.

Bedroom 3 (2.71 x 2.86m)

UPVC double-glazed window to rear, papered décor and ceiling, fitted carpet, electric power points, built-in storage cupboard housing wall-mounted gas boiler supplying domestic hot water and gas central heating.

Loft Storage

Accessed via staircase, measures full width and depth of the main property with papered décor and ceiling, partial wood panelling, concealed storage within eaves, UPVC double-glazed window to dormer overlooking spectacular views.

Rear Garden

Laid to raised patio further allowing access onto paved patio with grass-laid gardens, access to storage area and additional storage area and further workshop/storage beneath kitchen.

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.