

# propertyplus

# for sale

## Terraced House - Pontypridd

## £189,950

Property Reference: PP10030



propertyplus  
property-plus.co.uk

Situated here in this prime convenient location, we are delighted to offer to the market this beautifully presented, renovated and modernised, three bedroom, bay-fronted, mid-terrace property with forecourt approach and country-style garden to rear.



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Call Free 0800 043 7300



Situated here in this prime convenient location, we are delighted to offer to the market this beautifully presented, renovated and modernised, three bedroom, bay-fronted, mid-terrace property with forecourt approach and country-style garden to rear. This property offers outstanding unspoilt views to the front over the River Taff. The property offers immediate walking distance to the main shopping centre with all its high street shops, bars, restaurants and rail and bus connections, road connections via A470 for Merthyr, Heads of the Valley and M4 corridor, leisure facilities at Ynysangharad Park and so much more. This property offers generous family-sized accommodation and an early viewing is highly recommended. It benefits from UPVC double-glazing, gas central heating, all fitted carpets and floor coverings to remain as seen, some light fittings, all made to measure blinds. An early viewing is highly recommended. It briefly comprises, entrance porch, through entrance hallway, bay-fronted lounge, open-plan sitting room/dining room, modern fitted kitchen with integrated appliances, modern bathroom/WC, first floor landing with storage, three generous sized bedrooms, gardens to front and rear, rear access.

## Entranceway

Entrance via modern composite double-glazed panel door allowing access to entrance porch.

## Porch

Plastered emulsion décor and coved ceiling, wall-mounted and boxed in electric service meters, quality tiled flooring, glazed panel door to rear allowing access to through entrance hallway.

## Hallway

Plastered emulsion décor and coved ceiling, quality tiled flooring, radiator, light oak panel door to side allowing access to lounge, further opening to







sitting room/dining room with open-plan stairs to first floor elevation.

Lounge (3.73 x 3.97m into bay)

UPVC double-glazed bay window to front with made to measure blinds, plastered emulsion décor and coved ceiling, original stained floorboards, ample electric power points, modern slimline radiator, Inglenook feature fireplace with log burner set onto slate hearth and with oak mantel, two arched recess alcoves either side, both fitted with display shelving, one with base storage.



Open-Plan Sitting Room/Dining Room (4.52 x 3.55m not including depth of recesses)

UPVC double-glazed double French doors to rear allowing access to gardens, plastered emulsion décor and coved ceiling, quality flooring, ample electric power points, central heating radiator, open-plan stairs to first floor elevation with spindled balustrade and quality fitted carpet, one recess alcove fitted with display shelving and base storage, light oak panel door to understairs storage, further opening to rear through to kitchen.



Kitchen (3.22 x 2.42m not including depth of recesses)

UPVC double-glazed window to side with roller blinds to remain as seen, plastered emulsion décor and coved ceiling with recess lighting and access to loft, quality laminate flooring, ceramic tiling to halfway to one wall, slimline modern radiator, full range of modern emerald in colour fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, ample work surfaces with splashback ceramic tiling, ample electric power points, integrated electric oven, four ring gas hob with extractor canopy



fitted above, single sink and drainer unit with flexi mixer taps, plumbing for dishwasher, ample space for additional appliances as required, opening through to utility area.

## Utility

Plastered emulsion décor, one feature wall chalked, plastered emulsion and coved ceiling, laminate flooring, plumbing for automatic washing machine, ample electric power points, ample space for tumble dryer if required, light oak panel door to rear allowing access to bathroom.

## Bathroom/WC

Two patterned glaze UPVC double-glazed windows to rear both with made to measure roller blinds, quality wood panelling to halfway with plastered emulsion décor above, plastered emulsion and coved ceiling with recess lighting, ceramic tiled flooring, central heating radiator, all fixtures and fittings to remain, modern suite to include panelled bath with twin handgrips, central mixer taps and shower attachment, above bath shower screen, overhead rainforest shower supplied from combi system, complete ceramic tiling to bath area, Heritage wash hand basin with splashback ceramic tiling and low-level WC, recess storage cupboard ideal for display, also housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

## First Floor Elevation

### Landing

UPVC double-glazed window to rear, plastered emulsion décor with one feature wall papered, papered and coved ceiling with generous access to loft and pulldown ladder, spindled balustrade, quality fitted carpet, electric power points, light oak panel doors to bedrooms 1, 2, 3, built-in storage cupboard fitted with hanging and shelving space.

### Bedroom 1 (3.24 x 2.11m)

UPVC double-glazed window to front with made to measure roller blinds, plastered emulsion décor with one feature wall papered, plastered emulsion and coved ceiling, quality fitted carpet, radiator, ample electric power points.

### Bedroom 2 (2.80 x 4.15m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and ceiling with coving, stained original floorboards, cast iron original fireplace with basket insert ideal for ornamental display, radiator, ample electric power points.

### Bedroom 3 (2.81 x 2.35m)

UPVC double-glazed window to rear overlooking rear gardens, papered décor, plastered emulsion and coved ceiling, painted floorboards, radiator, ample electric power points.

## Rear Garden

Excellent sized terraced garden, laid to paved patio with pebble borders, steps allowing access to terraced garden laid to artificial grassed terrace with timber balustrade, concrete block built rear boundary wall with rear access.

## Front Garden

Laid to paved patio with block-built front boundary wall, wrought iron gate allowing main access.

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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

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# 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.