

## Semi-Detached House - Tonyrefail

£225,000

Property Reference: PP10143



This is a beautifully presented, three bedroom, modern semi-detached property, built around 2016, in our opinion to excellent standards. Conveniently located, offering immediate access to all amenities and facilities including schools at all levels, leisure facilities, bus connections and road links via A4119 for M4 corridor at Talbot Green and Llantrisant.





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## Entranceway

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

## Hallway

Plastered emulsion décor and coved ceiling, electric power points, stairs to first floor elevation with modern fitted carpet, porcelain tiled flooring, modern light oak etched glazed panel door to side allowing access to lounge.

## Lounge (4.54 x 3.83m)

UPVC double-glazed window to front with







made to measure blinds to remain as seen, central heating radiator, plastered emulsion décor, plastered emulsion and coved ceiling, ample electric power points, porcelain tiled flooring, light oak modern etched glazed panel door to rear allowing access to kitchen/diner.

## Kitchen/Diner (3.23 x 4.82m)

Plastered emulsion décor and ceiling with range of recess lighting, central heating radiator, porcelain tiled floor, solid oak panel door to cloaks/WC, further door to built-in storage cupboard housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating, UPVC double-glazed window to rear with roller blinds overlooking rear gardens, UPVC double-glazed double French doors allowing access to rear garden.

## Kitchen Area

Full range of high gloss white fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, ample work surfaces, co-ordinate splashback ceramic tiling, single sink and drainer with central mixer taps, plumbing for automatic washing machine and dishwasher, integrated electric oven, four ring gas hob, extractor canopy fitted above, ample space for additional appliances including table and chairs if required.

## Cloaks/WC

Plastered emulsion décor and ceiling with Xpelair fan, porcelain tiled flooring, white suite to include low-level WC, wash hand basin with contrast base vanity unit with central waterfall feature mixer taps and splashback ceramic tiling, chrome heated towel rail.

## First Floor Elevation

### Landing

Plastered emulsion décor and ceiling, generous access to loft, spindled balustrade,

quality modern fitted carpet, oak panel doors to bedrooms 1, 2, 3, family bathroom.

## Bedroom 1 (2.18 x 2.98m)

UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor and ceiling, quality modern fitted carpet, radiator, ample electric power points.

## Bedroom 2 (2.54 x 3.82m)

UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor with one feature wall papered, plastered emulsion ceiling, quality modern fitted carpet, radiator, ample electric power points, television aerial socket, solid oak panel door allowing access to en-suite shower room/WC.

## En-Suite Shower Room/WC

Patterned glaze UPVC double-glazed window to side with roller blinds, plastered emulsion décor and ceiling with recess lighting and Xpelair fan, cushion floor covering, radiator, white suite to include low-level WC, wash hand basin with central mixer taps and splashback ceramic tiling and complete tiling to shower area with MX Options electric shower.

## Bedroom 3 (2.65 x 2.69m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and ceiling, quality modern fitted carpet, radiator, electric power points.

## Family Bathroom/WC

Patterned glaze UPVC double-glazed window to front with roller blinds, plastered emulsion décor and ceiling with range of recess lighting, Xpelair fan, cushion floor covering, radiator, modern white suite to include white panelled bath with twin handgrips, low-level WC, wash hand basin with central mixer taps, fully ceramic tiled to bath area and splashback to sink area.

## Rear Garden

Beautifully presented, laid to concrete paved patio with external lighting, outside water tap fitting, further access onto artificial grass-laid lawns, this further allows access onto decked raised patio, ideal for entertaining with spindled balustrade, timber garden boundaries, a purpose-built timber pagoda, ideal for hot tub, garden timber storage shed to remain as seen, side access.

## Front Garden

Laid to lawn with brick laid excellent sized driveway to accommodate off-road parking for some two plus vehicles, ideal for motorhome or caravan, side access to rear garden.

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.