

**Terraced House - Tonypandy**

**£90,000**

*Property Reference: PP10320*



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This is an ideal property for first time buyer situated here in this quiet, cul-de-sac, side street position, offering unspoilt views over the surrounding valleys and offering easy access to all amenities and facilities including transport links and schools.



This is an ideal property for first time buyer situated here in this quiet, cul-de-sac, side street position, offering unspoilt views over the surrounding valleys and offering easy access to all amenities and facilities including transport links and schools. The property, renovated and modernised in recent years, will require a cosmetic makeover. It will be sold as seen with all fitted carpets, blinds, floor coverings etc. Fitted kitchen with integrated appliances, garden to rear with excellent rear lane access and outbuilding. This property offers great potential and is being offered for sale at a very realistic price in order to achieve a quick sale. No onward chain and quick completion available if required. Benefitting from UPVC double-glazing, gas central heating. Sold as seen. It briefly comprises, entrance hall, lounge, fitted kitchen with integrated appliances, lobby, bathroom/WC, first floor landing, two generous sized bedrooms, garden to rear.

#### Entranceway

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

#### Hallway

Plastered emulsion décor and ceiling, wall-mounted and boxed in electric service meters, fitted carpet, staircase to first floor elevation with fitted carpet, white panel door to side allowing access to lounge.

#### Lounge (4.60 x 3.50m)

UPVC double-glazed window to front, plastered emulsion décor and ceiling, two recess alcoves both with storage to base, fitted carpet, radiator, ample electric power points, door to understairs storage, matching door to rear allowing access to kitchen.

#### Kitchen (3.07 x 2.52m)

UPVC double-glazed window and door to rear with blinds allowing access to rear gardens, plastered emulsion





décor, patterned artex ceiling, cushion floor covering, white heated towel rail, full range of fitted kitchen units in light beech comprising ample wall-mounted units, base units, drawer packs, ample work surfaces and co-ordinate splashback ceramic tiling, single sink and drainer unit with central mixer taps, plumbing for automatic washing machine, integrated electric oven, four ring gas hob, extractor canopy fitted above, ample space for additional appliances if required, white panel door to side allowing access to lobby.

#### Lobby

Plastered emulsion décor, patterned artex ceiling, cushion floor covering, door to built-in storage cupboard housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating, further door allowing access to bathroom.

#### Bathroom

Patterned glaze UPVC double-glazed window to rear, ceramic tiled décor to halfway with plastered emulsion décor above complete to bath area, patterned artex ceiling, cushion floor covering, radiator, white suite to include panelled bath with mixer taps and shower attachment, low-level WC, wash hand basin.

#### First Floor Elevation

##### Landing

Timber window to rear overlooking rear gardens with made to measure blinds, plastered emulsion décor, textured emulsion ceiling, generous access to loft, spindled balustrade, fitted carpet, radiators, white panel doors to bedrooms 1 and 2.

##### Bedroom 1 (4.36 x 2.40m)

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

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## Bedroom 2 (2.55 x 2.31m)

UPVC double-glazed window to rear overlooking rear gardens with made to measure blinds, plastered emulsion décor and ceiling, fitted carpet, radiator, electric power points.

## Rear Garden

Low maintenance garden laid to paved patio with brick-built barbecue, outbuilding and excellent rear lane 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.