

Terraced House - Tonypandy

£105,000

Property Reference: PP10408



This is a renovated and modernised, formerly three bedroom, converted to two bedroom, mid-terrace property situated in the heart of Tonypandy offering immediate access to all amenities and facilities including healthcare, nightlife, transport connections, road connections, schools and colleges and so much more.



This is a renovated and modernised, formerly three bedroom, converted to two bedroom, mid-terrace property situated in the heart of Tonypanydy offering immediate access to all amenities and facilities including healthcare, nightlife, transport connections, road connections, schools and colleges and so much more. This property is being offered for sale at a very realistic price in order to achieve a quick sale with no onward chain. It will be sold including all quality new fitted carpets and floor coverings, made to measure blinds and light fittings throughout. It offers an ideal opportunity for first time buyer to get onto the property ladder or alternatively ideal for elderly to be on the flat and surrounded by all services. This property really must be viewed, an early appointment is highly recommended. It benefits from UPVC double-glazing, gas central heating and will include many extras, modern fitted kitchen with integrated appliances, modern bathroom/WC with shower fitted over bath, flat maintenance-free rear garden. It briefly comprises, entrance porch, lounge/diner, fitted kitchen with integrated appliances, utility room, lobby, first floor landing, two bedrooms, modern bathroom/WC/shower fitted over bath, flat maintenance-free rear garden.

Entranceway

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

Porch

Plastered emulsion décor, patterned artex ceiling with modern spotlight fitting, one feature wall panelled to halfway, new fitted carpet, wall-mounted electric service meters, white panel door to rear allowing access to lounge/diner.

Lounge/Diner (4.49 x 3.73m)

UPVC double-glazed window to front with made to measure blinds,





plastered emulsion décor, patterned artex ceiling with modern pendant ceiling light fitting, new fitted carpet, radiator, ample electric power points, white panel door to rear allowing access to kitchen.

Kitchen (2.88 x 3.56m)

UPVC double-glazed window to rear with made to measure blinds overlooking rear gardens, UPVC double-glazed door to rear allowing access to rear gardens, plastered emulsion décor and ceiling with three-way spotlight fitting, cushion floor covering, radiator, full range of light beech fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, corner display shelving, display cabinets, ample work surfaces with co-ordinate splashback ceramic tiling, circular insert stainless steel sink with central mixer taps, integrated electric oven, four ring gas hob, extractor canopy fitted above, ample space for additional appliances, plumbing for dishwasher and automatic washing machine, opening to side to lobby.

Lobby

Plastered emulsion décor, staircase to first floor elevation with new fitted carpet, opening to rear through to utility room.

Utility Room

Window to rear, fully ceramic tiled floor to ceiling, PVC modern panelled ceiling, range of recess lighting, quality flooring, ample electric power points, ideal for storage of fridge/freezer, tumble dryer etc or could be converted to cloaks/WC.

First Floor Elevation

Landing

Plastered emulsion décor, patterned artex ceiling, UPVC double-glazed window to rear, quality modern new fitted carpet, radiator, white panel doors to master bedroom, bedroom 1, family bathroom/WC,

bedroom 2.

Bedroom 1 (4.56 x 3.04m)

Two UPVC double-glazed windows to front with made to measure blinds, plastered emulsion décor, patterned artex ceiling, radiator, modern new fitted carpet, ample electric power points.

Family Bathroom

Generous sized family bathroom, fully ceramic tiled floor to ceiling with modern PVC panelled ceiling with four-way spotlight fitting and Xpelair fan, quality flooring, heated towel rail, modern suite to include shower-shaped panel bath with central waterfall feature mixer taps, above bath shower screen, overhead rainforest shower with attachments supplied direct from combi system, close-coupled WC, wash hand basin with central waterfall feature mixer taps, vanity mirror above.

Bedroom 2 (3.65 x 1.45m)

UPVC double-glazed window to rear, plastered emulsion décor and ceiling, fitted carpet, radiator, ample electric power points, wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

Rear Garden

Private enclosed garden laid to concrete with no rear access and ideal for children.

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.