

# propertyplus

# for sale

**Semi-Detached House - Tonyrefail**

**£175,000**

*Property Reference: PP10598*



propertyplus  
property-plus.co.uk

Situated here in this most convenient location with unspoilt south-facing views over the surrounding countryside, this property offers immediate access to the super school at Tonyrefail and playing fields along the same road.



[www.propertypluswales.co.uk](http://www.propertypluswales.co.uk)

**Call Free 0800 043 7300**



Situated here in this most convenient location with unspoilt south-facing views over the surrounding countryside, this property offers immediate access to the super school at Tonyrefail and playing fields along the same road. The property offers generous family-sized accommodation, being three bedroom, bay-fronted, end-link with gardens to front and rear and the added benefit of side access. The property, very well-maintained, renovated and upgraded throughout, benefits from UPVC double-glazing and gas central heating. It will be sold including all fitted carpets, floor coverings, light fittings, blinds, fitted wardrobes and integrated appliances to the kitchen as seen. It is being sold with no onward chain and an early appointment for viewing is highly recommended. The property offers easy access for road links to the M4 corridor and easy walking distance to the main village at Tonyrefail itself. It briefly comprises, entrance porch, entrance hallway, bay-fronted lounge, through to sitting room, fitted kitchen/breakfast room with integrated appliances, bathroom/WC/shower, first floor landing, three generous sized bedrooms, one with fitted wardrobes, gardens to front and rear, side access.

#### Entranceway

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

#### Porch

Ceramic tiled décor, textured emulsion ceiling, laminate flooring, white panel door to rear allowing access to through entrance hallway.

#### Through Hallway

Papered décor, dado to centre, laminate flooring, papered and coved ceiling with pendant ceiling light fitting, radiator, open-plan staircase to first floor elevation with original spindled balustrade and fitted carpet, original







circular walls, two panelled doors allowing access to lounge/sitting room, double louvre doors to understairs storage, white panel door to rear allowing access to kitchen.

Lounge (3.71 x 4.10m into bay)

UPVC double-glazed bay window to front with made to measure blinds to remain as seen, papered décor with one feature wall papered, laminate flooring, telephone point, radiator, electric power points, original coved ceiling with original centrepiece and pendant chandelier, double opening through to sitting room.



Sitting Room (3.52 x 3.35m)

Matching décor and feature wall, patterned artex and coved ceiling with original centrepiece and matching chandelier, further radiator, laminate flooring, ample electric power points, Adam-style feature fireplace with marble insert and matching hearth housing real flame electric fire, two recess alcoves fitted either side.



Kitchen (2.78 x 2.78m not including depth of recesses)

UPVC double-glazed window to side with made to measure blinds, quality ceramic tiled décor to two thirds with papered décor above, tiled flooring, plastered emulsion and coved ceiling with range of recess lighting, white farmhouse-style fitted kitchen with ample wall-mounted units, base units, larder unit, wine rack, ample work surfaces, single sink and drainer unit with central mixer taps, integrated electric oven, four ring electric hob, wall-mounted gas combination boiler supplying domestic hot water and gas central heating housed behind one larder unit, white panel door to rear allowing access to bathroom, feature archway to side through to



breakfast area.

#### Breakfast Area (1.98 x 3.20m)

UPVC double-glazed door and matching panel to rear allowing access and overlooking rear gardens, attractive wood panelling to halfway with papered décor above, patterned artex ceiling with electric light fitting to remain, matching tiled flooring, radiator, further range of matching units including drawer pack, larder unit with work surfaces and splashback ceramic tiling, larder unit housing integrated fridge/freezer.

#### Bathroom

Good sized bathroom with patterned glaze UPVC double-glazed window to rear, split-level bathroom, PVC panelled décor floor to ceiling, laminate flooring, plastered emulsion ceiling with ceiling light fittings, radiator, white suite to include panelled bath, low-level WC, wash hand basin, walk-in shower cubicle housing shower supplied direct from combi system, Xpelair fan.

#### First Floor Elevation

##### Landing

Matching décor to main hallway, UPVC double-glazed window to rear overlooking rear gardens, papered and coved ceiling, original spindled balustrade, electric power points, panel doors to bedrooms 1, 2, 3.

##### Bedroom 1 (2 x 2.71m)

UPVC double-glazed window to front with roller blinds, papered décor, patterned artex and coved ceiling, laminate flooring, radiator, electric power points.

##### Bedroom 2 (3.14 x 3.63m)

UPVC double-glazed window to front with roller blinds, papered décor with one feature wall, picture rail, laminate flooring, textured emulsion ceiling, radiator, ample electric power points.

##### Bedroom 3 (2.93 x 2.81m)

UPVC double-glazed window to rear with blinds overlooking rear gardens, plastered emulsion décor with one feature wall papered, patterned artex and coved ceiling, laminate flooring, radiator, ample electric power points, full range of modern fitted wardrobes to one wall with sliding doors providing ample hanging and shelving space.

#### Rear Garden

Excellent sized garden laid to paved patio with excellent rear lane access.

#### Front Garden

Laid to concrete paved patio with side access to rear gardens, brick-built front boundary wall with timber gate allowing main access, outside courtesy

---

## 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.