

Terraced House - Tonypandy

£149,950

Property Reference: PP11715



This is a completely renovated and modernised, beautifully presented, spacious three bedroom plus attic storage, mid-terrace property situated here in this sought after convenient location offering immediate access to all amenities and facilities including schools, transport connections, leisure facilities and the main town centre at Tonypandy.



This is a completely renovated and modernised, beautifully presented, spacious three bedroom plus attic storage, mid-terrace property situated here in this sought after convenient location offering immediate access to all amenities and facilities including schools, transport connections, leisure facilities and the main town centre at Tonypanydy. The property affords new UPVC double-glazing, gas central heating. It affords new modern fitted kitchen with integrated appliances, separate utility area, modern bathroom/WC, will be sold inclusive of all fitted carpets and floor coverings throughout. It offers good size terraced garden with no rear access. Being offered for sale at this very realistic price, an early viewing appointment is highly recommended. It briefly comprises, entrance porch, spacious open-plan lounge/diner, modern fitted kitchen, utility room, modern bathroom/WC, first floor landing, three generous sized bedrooms, inner landing with access to loft storage.

Entranceway

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

Porch

Plastered emulsion décor and ceiling, quality wall-mounted wood panel flooring, wall-mounted and boxed in electric service meters, modern glazed panel door allowing access to lounge/diner.

Lounge/Diner (6.25 x 4.75m not including depth of recesses)

Sash-effect UPVC double-glazed window to front, plastered emulsion décor and ceiling with two sets of modern three-way pendant light fittings, quality wood panel flooring, two radiators, ample electric power points, recess alcoves, one with base storage housing gas service meters, open-plan stairs to first floor elevation with modern new fitted carpet, ample electric





power points, modern glazed panel door to rear allowing access to kitchen.

Kitchen (3.17 x 4.05m)

UPVC double-glazed window and door to rear allowing access and overlooking rear gardens, plastered emulsion décor and ceiling with full range of recess lighting, quality wood panel flooring, radiator, ample electric power points, full range of dove grey fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, ample work surfaces and co-ordinate splashback ceramic tiling, integrated new electric oven, four ring gas hob, extractor canopy fitted above, single sink and drainer unit with central mixer taps, ample space for additional appliances as required, modern glazed panel door to side allowing access to lobby.

Lobby

Quality flooring, plumbing for automatic washing machine, space for tumble dryer if required, solid modern panel door to rear allowing access to bathroom.



Bathroom/WC

Patterned glaze UPVC double-glazed window to rear, plastered emulsion décor and ceiling with full range of recess lighting, tiled flooring, radiator, Xpelair fan, new modern suite finished in white with contrast charcoal units comprising panelled bath with central mixer taps and shower attachments, above bath shower screen, fully ceramic tiled to bath area, close-coupled WC, wash hand basin with central mixer taps and splashback ceramic tiling housed within contrast base vanity unit.



First Floor Elevation

Landing

Plastered emulsion décor and ceiling, spindled balustrade, new fitted carpet, modern white panel doors to bedrooms 1, 2, 3 and inner landing



area.

Bedroom 1 (2.65 x 2.22m)

Sash-effect UPVC double-glazed window to front, plastered emulsion décor and ceiling, new fitted carpet, radiator, electric power points.

Bedroom 2 (3.20 x 3.56m)

Sash-effect UPVC double-glazed window to front, plastered emulsion décor and ceiling, new fitted carpet, radiator, ample electric power points.

Bedroom 3 (3.08 x 2.47m)

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

Inner Landing

UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor and ceiling, staircase with new fitted carpet allowing access to loft storage.

Loft Storage

Measures the full width and depth of the main property with plastered emulsion décor and ceiling, range of recess lighting, new quality fitted carpet, genuine double-glazed Velux skylight window, electric power points, concealed storage within eaves.

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.