

**Terraced House - Tonypandy**

**£135,000 Sold STC**

*Property Reference: PP11749*



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This is a beautifully presented, completely renovated and modernised, three bedroom, mid-terrace property situated in this convenient location offering easy access to all amenities and facilities. It benefits from UPVC double-glazing, gas central heating and will be sold inclusive of all quality fitted carpets, floor coverings, new made to measure blinds, light fittings, quality new fitted kitchen with full range of integrated appliances, modern bathroom/WC, terraced landscaped garden to rear with off-road parking and excellent lane access. It is being offered for sale at a very realistic price in order to achieve a quick sale. It briefly comprises, entrance hall, spacious lounge/diner, modern fitted kitchen with integrated appliances, modern bathroom/WC, first floor landing, three generous sized bedrooms, landscaped gardens to rear with rear access, utility area, driveway for off-road parking.

#### Entranceway

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

#### Hallway

Plastered emulsion décor, patterned artex ceiling, quality wood panel flooring, central heating radiator, wall-mounted electric service meters, staircase to first floor elevation with modern fitted carpet, ornate glazed panel door to side allowing access to lounge/diner.

#### Lounge/Diner (3.77 x 6.65m not including depth of recesses)

UPVC double-glazed window to front with new made to measure blinds, plastered emulsion décor, patterned artex and coved ceiling with two pendant ceiling light fittings, central recess alcove fitted with display shelving, ample electric power points, two radiators, gas service meters housed within recess storage, quality wood panel flooring,



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Adam-style feature fireplace with original cast iron and tiled insert ideal for ornamental display, set onto modern hearth, door to understairs storage facility, door to rear allowing access to bathroom, ornate glazed panel door to rear allowing access to kitchen.



Kitchen (2.85 x 2.13m not including depth of recesses) UPVC double-glazed window to rear with made to measure roller blinds, UPVC double-glazed door to rear allowing access to gardens, plastered emulsion décor and ceiling with recess lighting and modern dome, quality ceramic tiled flooring, modern slimline upright contrast radiator, full range of new modern dove grey fitted kitchen units comprising ample wall-mounted units, base units, pan drawers, larder unit, feature kickboard lighting and downlighting, ample oak work surfaces with co-ordinate splashback ceramic tiling and feature lighting, integrated dishwasher, microwave oven, electric oven, fridge/freezer, electric hob and extractor canopy fitted above, insert sink with freestanding mixer taps.



## Bathroom

Generous sized bathroom with patterned glaze UPVC double-glazed window to rear, quality tiled décor floor to ceiling, plastered emulsion ceiling with Xpelair fan, recess lighting and feature dome, ceramic tiled flooring, modern slimline upright radiator, white suite comprising panelled bath with central mixer taps and shower attachment, low-level WC, wash hand basin with central mixer taps housed within high gloss base vanity unit, built-in storage cupboard fitted with shelving and housing wall-mounted gas combination boiler supplying domestic hot



water and gas central heating.

## First Floor Elevation

### Landing

Plastered emulsion décor, patterned artex ceiling, generous access to loft, modern fitted carpet, white panel doors to bedrooms 1, 2, 3.

### Bedroom 1 (2.69 x 2.30m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor, patterned artex ceiling, laminate flooring, radiator, electric power points.

### Bedroom 2 (2.37 x 3.69m)

UPVC double-glazed window to front with new made to measure blinds, plastered emulsion décor with one feature wall papered, patterned artex ceiling, quality new fitted carpet, radiator, ample electric power points.

### Bedroom 3 (3.08 x 2.90m)

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

## Rear Garden

Laid to covered area ideal as utility with plumbing for automatic washing machine and electric power points, terraced garden laid to concrete driveway or patio area with gates allowing access to laneway, further decked patio area with raised flowerbed borders, outside water tap fitting.

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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.