

Apartment - Tonypandy

£142,000

Property Reference: PP6727



Situated in a prime trading location in the heart of the village of Penygraig is this victorian style three story end-terraced property which has been converted many years ago into a converted on the ground floor with access via the rear to a communal landing and entrance to flats one and two. The flats are both one Bedroom substantial size flats with Bathroom and WC and open plan Lounge/Kitchen/Diners. This is being sold as seen, tenants both at the flats and commercial will remain in situ. A full breakdown of income is available on request. The sale comprises ground floor commercial unit, first floor communal Hallway and access to flats one and two.



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73b

Entrance via security fire door to entrance hallway.

Hallway

With window to side, papered decor, textured and covered ceiling, radiator, electric power points, fitted carpet and doors allowing access to Bedrooms one, Bathroom and to open plan Lounge/Kitchen/Diner.

Lounge/Kitchen/Diner (4.85m not at its widest point x 5.55m not at its widest point)

With feature double glaze hardwood bay window to front, plastered emulsion decor with one feature wall papered, patterned artex and covered ceiling, fitted carpet, radiator and electric power points. Fireplace with gas fire set onto marble half, archway dividing Lounge from Kitchen area. Kitchen area With window to rear with blinds, plastered emulsion decor, patterned artex and covered ceiling with electric strip light fitting. Further central heating radiator, cushion floor covering and a range of light beech fitted Kitchen units comprising ample wall mounted units, base units drawer packs, single sink and draining unit with mixer taps, plumbing for automatic





washing machine.

Bathroom

With pattern glaze timber window to side, textured decor with ceramic tiling top halfway to three walls. Patterned artex and coved ceiling, cushion floor covering and radiator. White suite to include panelled bath with twin hand grips, low level WC, wash hand basin, built-in storage cupboard fitted with shelving.

Bedroom 1 (5.08m angled x 5.2m angled)

With timber window to front, plastered emulsion decor, patterned artex and coved ceiling, central heating radiator, fitted carpet and electric power points.

73a

Entrance via security fire door to entrance hallway.

Hallway

With two windows to side, textured and emulsion decor, textured and coved ceiling, radiator, fitted carpet and doors allowing access to Bedrooms one, Bathroom and to open plan Lounge/Kitchen/Diner.

Lounge/Kitchen/Diner (5.86m not including angled recesses x 6.02 approximately)

With feature double glaze hardwood window to front, plastered emulsion decor with one feature wall papered, patterned artex and coved ceiling, fitted carpet and electric power points. Fireplace with gas fire set onto marble half, archway dividing Lounge from Kitchen area. Kitchen area With window to rear, plastered emulsion decor, patterned artex and coved ceiling with electric strip light fitting. Cushion floor covering and a range of light beech fitted Kitchen units comprising ample wall mounted units, base units drawer packs, ample work surfaces with coordinate splash back ceramic tiling, single sink and draining unit with mixer taps, radiator and gas cooker point.

Bathroom

With pattern glaze window to side, plastered emulsion decor with ceramic tiling top halfway to three walls. Patterned artex and coved ceiling, cushion floor covering and radiator. White suite to include panelled bath with twin hand grips and shower attachments, low level WC, wash hand basin, built-in storage cupboard fitted with shelving.

Bedroom 1 (3.85m x 3.65m angled)

With window to front, plastered emulsion decor, patterned artex and coved ceiling, central heating radiator, fitted carpet and electric power points.

Commercial premises

(5.51m widening to a degree x 9.02m not at its widest) With shop frontage and main entrance, wood panelled decor with appear above, ceramic tile flooring, radiators, counter area with storage fire door to rear allowing access to Lobby and additional door to rear allowing access to Kitchen premises.

Kitchen (4.13m x 3.10m widening)

With fire exit with yard area and additional access, emulsion decor with tiled areas, plastered emulsion ceiling with electric strip light fitting and non-slip flooring. Full range of Kitchen equipment. Lobby

With plastered emulsion decor, matching ceiling, electric strip light fitting, laminate flooring, radiator, further fire exit to side and access to walk-in storage room and further access to cloaks WC.

Cloaks WC

With ceramic tile flooring, ceramic tile decor, plastered emulsion decor above, panelled ceiling, radiator and white suite to include low level WC and wash hand basin.

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.