

# propertyplus for sale

## Terraced House - Tonypandy

£59,995

Property Reference: PP8236



This is a three bedroom, semi-detached, terrace-style property situated in a convenient location with gardens to front and rear elevation. Whilst the property benefits from UPVC double-glazing and gas central heating it will require some renovation and modernisation. It offers good family-sized accommodation and with good potential for further development. The garden to rear is terraced with purpose-built outbuilding and garden storage shed to remain as seen. It will be sold including light fittings, carpets, floor coverings etc. It briefly comprises, entrance hall, lounge/diner, fitted kitchen, bathroom, separate WC, first floor landing, three bedrooms.



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## Entranceway

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

## Hallway

Papered and wood panel décor, patterned artex ceiling, wall-mounted electric service meters, fitted carpet, radiator, electric power points, patterned glazed window to side through to lounge, staircase to first floor elevation with matching fitted carpet, patterned glaze French door to side allowing access to lounge/diner.

## Lounge/Diner (3.18 x 6.68m not including depth of recesses)

UPVC double-glazed window to front, UPVC double-glazed French doors to rear allowing access to rear gardens, papered décor, two central heating radiators, patterned artex ceiling, access to understairs storage, pine panel door to rear allowing access to kitchen, matching door allowing access to bathroom and separate WC, one section with laminate flooring and further section with fitted carpet, ceramic tiled fireplace with matching hearth housing ornamental gas fire, ample electric power points.

## Kitchen (3.56 x 1.93m)

UPVC



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double-glazed window to side, UPVC double-glazed door to side allowing access to gardens, tongue and groove panel décor, tiled ceiling with electric striplight fitting, range of wall and base units, work surfaces, single sink and drainer unit with central mixer taps, plumbing for automatic washing machine, wall-mounted gas combination boiler supplying domestic hot water and gas central heating, space for freestanding gas cooker if required, space for additional appliances.

## Bathroom

Patterned glaze UPVC double-glazed window to side, plastered emulsion ceiling, wood panel décor to halfway with ceramic tiling above and complete to bath area, radiator, white suite to include panelled bath, wash hand basin, electric shower fitted over bath with above bath shower screen panel, door to rear allowing access to separate WC.

## Separate WC

Patterned glaze UPVC double-glazed window to side, wood panel décor, plastered emulsion ceiling, low-level WC.

## First Floor Elevation

### Landing

UPVC double-glazed window to rear, papered décor, patterned artex ceiling, fitted carpet, spindled balustrade, pine panel doors to bedrooms 1, 2 and 3.

### Bedroom 1 (2.99 x 1.85m)

UPVC double-glazed window to front, patterned artex ceiling, papered décor, fitted carpet, radiator, electric power points.

### Bedroom 2 (2.64 x 3.98m)

UPVC double-glazed window to front, papered décor, patterned artex ceiling, access to loft, fitted carpet, radiator, electric power points.

### Bedroom 3 (2.65 x 2.48m)

UPVC double-glazed window to rear, papered décor, patterned artex ceiling, fitted carpet,

radiator, ample electric power points.

#### Rear Garden

Terraced garden with excellent potential with access to purpose-built outbuilding, timber garden shed to remain as seen.

#### Front Garden

Laid to colour paved patio with brick-laid front boundary walls and wrought iron balustrade with double gates allowing main

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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.