

Terraced House - Trehafod

£129,950

Property Reference: PP8533



Situated here in this quiet side street location, we offer for sale this deceptively spacious, four bedroom, mid-terrace property offering excellent family-sized accommodation with modern fitted kitchen with integrated appliances, modern jacuzzi bathroom, separate laundry area, first floor cloaks/WC together with four generous sized bedrooms. It is conveniently located, offering immediate access to rail, road and bus connections, close to Pontypridd town centre and offering unspoilt views and walks over the surrounding mountains. The street is ideal for children. An early internal viewing is highly recommended.



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Entranceway

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

Hallway

Spacious entrance hallway with plastered emulsion décor and ceiling, tiled flooring, central heating radiator, staircase to first floor elevation with carpet tread, modern oak panel doors allowing access to sitting room and lounge.

Sitting Room (4.25 x 3.05m)

Georgian UPVC double-glazed window to front, textured ceiling with emulsion, plastered emulsion décor, central heating radiator, ample electric power points, ceramic tiled flooring, two recess alcoves both fitted with base storage, one housing gas service meters.

Lounge (4.49 x 3.55m)

Georgian UPVC double-glazed window to rear,





plastered emulsion décor with one feature wall papered, plastered emulsion ceiling with pendant ceiling light fitting, tiled flooring, central heating radiator, ample electric power points, two recess alcoves, light oak panel door to rear allowing access to kitchen/breakfast room.



Kitchen/Breakfast Room (3.05 x 4.73m not including depth of recesses)

Georgian UPVC double-glazed window to side, plastered emulsion décor and ceiling with three sets of modern four-way spotlight fitting, porcelain tiled flooring, central heating radiator, full range of ivory fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, matching breakfast bar, ample work surfaces with matching splashback, ample electric power points, integrated dishwasher and fridge to remain as seen, modern cooking range available brand new by separate negotiation, contrast sink and drainer with authentic mixer taps, access to understairs storage/pantry, opening to rear through to lobby.



Lobby

Plastered emulsion décor and ceiling, tiled flooring, Georgian UPVC double-glazed door to side allowing access to rear garden, opening through to utility room.

Utility Room

Plastered emulsion décor, textured emulsion ceiling, wall-mounted gas combination boiler supplying domestic hot water and gas central heating, Georgian UPVC double-glazed window to side, plumbing for automatic washing machine, ample electric power points, white panel door to side allowing access to bathroom/WC.



Bathroom/WC

Excellent size with panelled ceiling with range of recess lighting, fully ceramic tiled

floor to ceiling, tiled-effect panelled décor, Xpelair fan, quality flooring, central heating radiator, brand new bathroom suite finished in white with oversized jacuzzi bath with above-bath shower screen panel, central waterfall feature mixer taps, overhead rainforest shower with attachment supplied direct from combi system, close-coupled WC, wash hand basin set within full range of high gloss base vanity units with additional vanity mirror above with downlighting, electric shaver point.

First Floor Elevation

Landing

Plastered emulsion décor, spindled balustrade, plastered emulsion ceiling, electric power points, fitted carpet, doors allowing access to bedrooms 1, 2, 3, cloaks/WC and bedroom 4, storage area.

Bedroom 1 (2.07 x 2.70m)

Georgian leaded UPVC double-glazed window to front, textured ceiling, fitted carpet, radiator, ample electric power points.

Bedroom 2 (3.28 x 3.73m)

Georgian UPVC double-glazed window to front, papered décor with one contrasting wall, textured ceiling, fitted carpet, electric power points, radiator, door to built-in storage cupboard.

Bedroom 3 (2.83 x 3.58m)

Georgian UPVC double-glazed window to rear, plastered emulsion décor, textured emulsion ceiling, laminate flooring, radiator, ample electric power points.

Cloaks/WC

Fully ceramic tiled floor to ceiling, textured emulsion ceiling, laminate flooring, white suite with low-level WC, petite wash hand basin with central mixer taps.

Bedroom 4 (3.33 x 3.05m not including depth of recesses)

Georgian UPVC double-glazed window to side, plastered emulsion décor with one feature wall papered, textured emulsion ceiling, laminate flooring, radiator, ample electric power points.

Rear Garden

Small enclosed private garden with outside water tap fitting and excellent rear lane access, laid to concrete.

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.