

Semi-Detached House - Tonypandy

£159,950

Property Reference: PP8544



We are delighted to offer for sale this deceptively spacious, traditional cottage-style semi-detached property with unspoilt picturesque south-facing views over the valley, mountains and hills to the rear. It affords private off-road parking, side entrance and has been renovated and modernised to very high standards throughout, is beautifully presented and must be viewed to be fully appreciated. It affords excellent sized gardens to rear with additional gardens offering great potential. UPVC double-glazing, gas central heating, quality fitted carpets and many extras throughout to be included, full range of fitted kitchen units with integrated appliances to include fridge/freezer, automatic washing machine, dishwasher, cooking range and extractor fitted above.



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Entranceway

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

Hallway

Plastered emulsion ceiling with modern pendant ceiling light fitting, papered décor, quality tiled flooring, white panel door allowing access to kitchen, bathroom, further door to walk-in storage cupboard.

Bathroom

Excellent size, patterned glaze UPVC double-glazed window to side, ceramic tiled décor to halfway with plastered emulsion décor above, completely ceramic tiled to bath area, cushion floor covering, plastered emulsion ceiling with a range of recess lighting, Xpelair fan, modern suite





to include shower-shape panelled bath with central waterfall feature mixer taps, above-bath shower screen panel, overhead rainforest shower with attachments supplied direct from combi system, low-level WC, modern wash hand basin with central waterfall feature mixer taps set within modern base vanity drawer section with mirror feature above, door to built-in storage cupboard housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating, wall-mounted chrome heated towel rail, fixtures and fittings to remain.

Kitchen (4.24 x 2.78m)

UPVC double-glazed window to front, plastered emulsion décor and ceiling with range of recess lighting and feature pendant dining lights over breakfast bar, ceramic tiled flooring, central heating radiator, full range of ivory modern fitted kitchen units comprising ample wall-mounted units, base units, drawer sections, display sections, larder unit, integrated dishwasher, automatic washing machine, fridge/freezer, co-ordinate contrast single sink with central mixer taps, ample work surfaces with co-ordinate splashback ceramic tiling, matching breakfast bar, rangemaster cooking range with extractor canopy above set to remain as seen, ornate glazed panel door to rear allowing access to kitchen/diner.

Lounge/Diner (4.42 x 7.70m)

Two sets of UPVC double-glazed double French doors offering unspoilt views of the surrounding valley and mountains and allowing access onto rear patio gardens, papered décor, plastered emulsion and coved ceiling with two pendant ceiling light fittings to remain, three radiators,

quality fitted carpet, ample electric power points some with USB connections, telephone point, open-plan stairs to first floor elevation with spindled balustrade and matching fitted carpet.

First Floor Elevation

Landing

UPVC double-glazed window to front, papered décor, plastered emulsion ceiling, generous access to loft, spindled balustrade, quality modern fitted carpet, white panel doors to bedrooms 1, 2 and 3.

Bedroom 1 (2.39 x 4.03m)

UPVC double-glazed window to rear offering unspoilt views, plastered emulsion décor with one feature section papered, plastered emulsion ceiling, quality fitted carpet, radiator, ample electric power points.

Bedroom 2 (2.43 x 2.32m)

UPVC double-glazed window to rear offering unspoilt views, plastered emulsion décor with one feature wall papered, plastered emulsion ceiling, laminate flooring, ample electric power points some with USB connection, radiator.

Bedroom 3 (2.71 x 4.17m)

UPVC double-glazed window to rear offering unspoilt views, plastered emulsion décor with one feature wall papered, plastered emulsion ceiling, quality fitted carpet, radiators, ample electric power points.

Rear Garden

Excellent size, laid to paved patio garden stocked with mature conifer trees, south-facing, outside courtesy lighting, side access, storage building, additional substantial gardens however in need of some attention.

Front Garden

Walkway allowing access to side entrance, private driveway for off-road parking.

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.