

End of Terrace - Tonypandy

£175,000

Property Reference: PP8596



We are delighted to offer to the market this unique, double bay-fronted, Victorian style, end-link property situated in this quiet side street location offering picturesque panoramic views to the front over the surrounding valley and mountains. This property offers extensive family-sized accommodation and would have been built at the turn of the century. It has been renovated and modernised, benefitting from UPVC double-glazing and gas central heating. Will include fitted carpets and floor coverings, together with many extras. Conveniently located, offering easy access to all transport links, schools and colleges and to the main shopping village at Tonypandy. If it's scenery and walks, then this property is for you! It backs onto the open mountains and woodland, the views to the front are breathtaking. Arrange your appointment to view today to avoid disappointment.



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Entranceway

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

Porchway

Plastered emulsion décor and coved ceiling, laminate flooring, radiator, white panel door to rear allowing access to





lounge.

Lounge (4.77 x 4.50m into bay)

UPVC double-glazed bay window to front overlooking front gardens and with picturesque unspoilt views of the surrounding valley, plastered emulsion décor and coved ceiling with ornate centrepiece, laminate flooring, central heating radiator, modern feature fireplace to main facing wall with matching insert and hearth housing real flame ornamental electric fire, two recess alcove storage cupboard finished with downlighting, glazed shelving and glazed frontage, ample electric power points, open-plan staircase to first floor elevation with fitted carpet and ranch style balustrade, white panel door to rear allowing access to kitchen and further matching door to side allowing access to dining room.



Dining Room (4.57 x 3.15m)

UPVC double-glazed window to front offering unspoilt views, plastered emulsion décor and coved ceiling, fitted carpet, radiator, ample electric power points, two recess alcoves.



Kitchen (4.47 x 3.04m not including depth of recesses)

UPVC double-glazed window and double French doors overlooking and allowing access to rear gardens, plastered emulsion décor and coved ceiling with two modern three-way spotlight fittings, ceramic tiled flooring, central heating radiator, full range of high gloss white fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, ample work surfaces with co-ordinate splashback ceramic tiling, single sink and drainer unit with central mixer taps, plumbing for dishwasher, integrated electric oven, four-ring gas hob, extractor canopy fitted above, ample space



for additional appliances, ample space for breakfast table and chairs if required, white panel door to side allowing access to utility room.

Utility Room (2.34 x 2.67m)

UPVC double-glazed window to side, textured emulsion ceiling with four-way spotlight fitting, tiled flooring, plastered emulsion décor, further electric power points, plumbing for automatic washing machine, wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

First Floor Elevation

Landing

Plastered emulsion décor and ceiling, ranch-style balustrade, UPVC double-glazed window to front offering unspoilt views, ample electric power points, radiator, plastered emulsion ceiling, further staircase allowing access to second floor landing, staircase with ranch-style balustrade and fitted carpet, white panel doors to bedrooms 1, 2, 3 and family bathroom.

Bedroom 1 (3.04 x 3.75m not including depth of bay)

UPVC double-glazed bay window to front offering unspoilt views, plastered emulsion décor and ceiling, fitted carpet, radiator, ample electric power points.

Bedroom 2 (3.40 x 4.50m into bay)

UPVC double-glazed bay window to front offering unspoilt views, plastered emulsion décor and ceiling, ample electric power points, fitted carpet, radiator, television aerial socket.

Bedroom 3 (2.83 x 3.10m)

UPVC double-glazed window to rear overlooking rear gardens and overlooking rear mountains and woodland, plastered emulsion décor and ceiling, fitted carpet, radiator, ample electric power points.

Family Bathroom/WC

Excellent size family bathroom with two patterned glaze UPVC double-glazed windows to rear, quality porcelain tiled décor to halfway to three walls with plastered emulsion décor above, remaining wall plastered emulsion décor, plastered emulsion ceiling with full range of recess lighting, Xpelair fan, tiled flooring, heated towel rails, modern bathroom suite finished in white comprising modern freestanding bath with freestanding mixer taps with attachments, low-level WC, wash hand basin set within high gloss base vanity unit with central waterfall feature mixer taps, fixtures and fittings to remain, oversized walk-in shower cubicle accessed via clear glazed sliding doors, fully ceramic tiled with overhead rainforest shower with attachments supplied direct from combi system.

Second Floor

Landing

White panel door allowing access to loft room which could easily be converted two additional bedrooms.

Loft Room (3.48 x 7.93m)

Two genuine Velux double-glazed skylight windows, plastered emulsion décor, concealed storage within eaves, two central heating radiators, ample electric power points.

Rear Garden

Maintenance free garden laid to concrete yard with private original stone side boundary wall and gate allowing access direct onto woodlands and mountains.

Front Garden

Laid to artificial grassed terrace and patio terrace with picturesque unspoilt views of the surrounding valley and mountains,

original front stone boundary wall with wrought iron balustrade above, outside water tap fitting.

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.