

Terraced House - Tonypandy

£120,000

Property Reference: PP8603



Situated here in this popular location, we are delighted to offer to the market, this three storey, mid-terrace property, renovated and modernised, offering excellent family-sized accommodation with flat garden to rear, purpose-built double detached garage with remote controlled roller shutter doors and great rear lane access. The property, conveniently located, offering easy access to all amenities and services, is being sold with UPVC double-glazing, gas central heating, all fitted carpets and floor coverings together with light fittings and many extras. It affords loft storage with genuine Velux skylight window and pulldown ladder for access. The property still offers excellent potential with flat garden and south-facing views. It briefly comprises, entrance hall, inner hallway, spacious lounge, fitted kitchen, utility room, bathroom/WC/shower, first floor landing, three generous sized bedrooms, attic storage, flat garden, double garage.



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Entranceway

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

Hallway

Plastered emulsion décor and ceiling, fitted carpet, wall-mounted electric service meters, patterned glaze panel door to rear allowing access to inner hallway.

Inner Hallway

Fitted carpet, plastered emulsion décor, panelled ceiling, staircase to lower ground floor with fitted carpet, light oak panel door to side allowing access to lounge.

Lounge (6.90 x 4.40m)

UPVC double-glazed window to front with made to measure blinds, UPVC double-glazed window to rear with unspoilt views and overlooking rear gardens, plastered emulsion décor with one feature wall papered, two wall light fittings to remain, Canterbury arch feature





fireplace with matching insert and hearth housing real flame pebble gas fire, patterned artex and coved ceiling with two pendant ceiling light fittings, radiator, laminate flooring, one recess alcove with base storage housing gas service meters, ample electric power points, open-plan stairs to first floor elevation with spindled balustrade and fitted carpet.

First Floor Elevation

Landing

Papered décor, plastered emulsion and coved ceiling, fitted carpet, white six panel doors to bedrooms 1, 2 and 3.



Bedroom 1 (3.32 x 2.03m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and coved ceiling, fitted carpet, radiator, ample electric power points.

Bedroom 2 (2.19 x 4.30m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor with one wall papered, patterned artex and coved ceiling, radiator, laminate flooring, ample electric power points, generous access to loft with pulldown ladder.



Bedroom 3 (2.67 x 3.48m)

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

Loft Storage

Full width and depth of the main property supplied with electric power and light, an ideal hideaway and offering great storage, genuine Velux double-glazed skylight windows.

Lower Ground Floor

Leading through to kitchen area.



Kitchen (3.41 x 3.85m)

UPVC double-glazed window and door to rear offering unspoilt views and overlooking rear gardens, wood panelled décor and ceiling with modern three-way spotlight fitting, quality

laminated flooring, full range of light beech fitted kitchen units comprising ample base units, single sink and drainer unit with central mixer taps, plumbing for automatic washing machine, gas cooker power point, ample space for additional appliances, Inglenook recess ideal for display, wall-mounted gas combination boiler supplying domestic hot water and gas central heating, access to understairs storage, further door allowing access to utility room.

Utility Room (2.96 x 2.25m)

Plastered emulsion décor, one wall wood panelled, textured ceiling, quality laminated flooring, ample electric power points, further range of wall-mounted units and work surface, patterned glaze panel door to bathroom/WC/shower.

Bathroom/WC/Shower

Patterned glaze window through to kitchen, fully ceramic tiled floor to ceiling, plastered emulsion ceiling with Xpelair fan, modern four-way spotlight fitting, tiled flooring, heated towel rail, white suite to include Victorian-style rolltop bath, low-level WC, wash hand basin, walk-in shower cubicle with Gainsborough electric shower.

Rear Garden

Low maintenance garden laid to decked patio further allowing access onto colour paved patio with artificial lawned section, outside water tap fitting and courtesy lighting with PAR system, private boundary walls, access to purpose-built detached garage supplied with electric power and light, concrete flooring, ample storage, remote controlled roller shutter doors providing excellent access to rear lane.

Double Garage

Garage with workshop.

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.