

Terraced House - Tonypandy

£110,000

Property Reference: PP8687



propertyplus
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Situated here in this convenient, pleasant side street location within direct access to the main shopping centre of Tonypandy itself with all its amenities and facilities. We offer for sale this very well maintained, two double bedroom, mid-terrace property with bay-fronted, forecourt approach, side alley and gardens to rear with garage. The property would benefit from some upgrading, renovating and modernising but is in immaculate condition and would ideally suit first time buyers. It benefits from UPVC double-glazing, gas central heating and will be sold including all fitted carpets and floor coverings. It offers generous family sized accommodation with a modern galley fitted kitchen. It briefly comprises, entrance porch, entrance hall, sitting room/lounge, kitchen, bathroom with separate WC, first floor landing, two double bedrooms, garden to rear, garage, garden to front, side alley.



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Entranceway

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

Porch

Papered décor, papered and covered ceiling, wall-mounted and boxed in electric service meters, carpet tiled flooring, clear glazed panel door to rear allowing access to inner hallway.

Inner Hallway

Papered décor, papered and covered ceiling, fitted carpet, radiator, stairs to first floor elevation with matching fitted carpet, clear glazed French doors to side allowing access to lounge/sitting room.

Sitting Room (3.62 x 3.39m)

Papered décor, papered and covered ceiling, fitted carpet, radiator, electric power points, double clear glazed French doors to rear allowing access to kitchen, patterned glaze sliding doors to front allowing access to lounge.

Lounge





(3.18 x 3.65m)

UPVC double-glazed bay window to front overlooking front gardens and with views of the mountains, matching décor, matching ceiling with coving, matching fitted carpet, radiator, original ceramic tiled fireplace with matching hearth and real flame gas fire, two recess alcoves.

Kitchen (2.20 x 4.57m not including depth of recesses)

Galley kitchen, UPVC double-glazed window to rear, ceramic tiled décor to two thirds with plastered emulsion décor above, ceramic tiled flooring, central heating radiator, door to understairs storage facility, glazed panel door to side allowing access to covered patio area with access to side entrance, alleyway and rear gardens. A combination of tiled and coved ceiling with skylight area, electric striplight fitting, full range of light oak fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, corner display shelving, ample work surfaces and splashback ceramic tiling, freestanding gas cooker to remain as seen, single sink and drainer unit with central mixer taps, plumbing for automatic washing machine, ample space for kitchen table and chairs if required, door to rear allowing access to bathroom and separate WC.

Bathroom

Two UPVC double-glazed windows, one to side and one to rear, ceramic tiled décor to halfway with plastered emulsion décor above, vinyl floor tiling, central heating radiator, bathroom suite to include panelled bath with twin handgrips, wash hand basin, walk-in shower cubicle fully ceramic tiled housing aqua electric shower, door allowing access to separate WC.

Separate WC

Patterned glaze UPVC double-glazed window to rear, ceramic tiled décor to halfway, plastered emulsion décor above, matching ceiling, vinyl floor tiling, low-level WC, fixtures and fittings included.

First Floor Elevation

Landing

UPVC double-glazed window to rear with roller blinds, papered décor and coved ceiling, fitted carpet, doors allowing access to bedrooms 1 and 2.

Bedroom 1 (formerly two bedrooms, 4.55 x 3.75m)

Two UPVC double-glazed windows to front, papered décor, papered and coved ceiling, fitted carpet, radiator, ample electric power points, door to built-in storage cupboard housing hot water cylinder and fitted with shelving.

Bedroom 2 (2.85 x 2.84m)

UPVC double-glazed window to rear overlooking rear gardens with blinds to remain, papered ceiling with coving, papered décor, fitted carpet, radiator, electric power points.

Rear Garden

Enclosed garden laid to lawn with access to garage.

Side Alley

Fitted with electric power and light, UPVC double-glazed door with matching panel to front allowing access onto front gardens, freestanding gas boiler which supplies domestic hot water and gas central heating.

Front Garden

Laid to paved patio with feature gravel centrepiece, rendered front boundary wall with balustrade above and matching gate allowing main access, PVC double-glazed door with matching panel to side allowing access to side

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.