

## Terraced House - Tonypandy

£139,950

Property Reference: PP9153



Situated in this popular pleasant, side street location of Tonypandy, we offer for sale this completely renovated and modernised, three bedroom, extended mid terrace property which benefits from UPVC double-glazing and gas central heating, brand new plastered décor, new fitted carpets and floor coverings throughout, modern fitted kitchen, modern bathroom/WC with shower over bath, excellent sized flat rear garden with detached purpose-built garage with remote controlled roller shutter doors.



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#### Entranceway

Entrance via modern composite double-glazed door allowing access to entrance porch.

#### Porch

Plastered emulsion décor, coved ceiling, wall-mounted electric service meters, brand new fitted carpet, patterned glaze panel door with matching panel to side to rear allowing access to hallway.

#### Hallway

Plastered emulsion décor, papered and original coved ceiling, quality modern new fitted carpet, electric power points, telephone point, central heating radiator, modern oak panel doors to sitting room and lounge, staircase allowing



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access to first floor elevation with matching fitted carpet.

#### Sitting Room (3.64 x 3.07m)

UPVC double-glazed window to front with made to measure blinds, plastered emulsion décor and ceiling with quality modern new fitted carpet, radiator, ample electric power points, gas service meters housed within base recess storage cupboard.



#### Lounge (3.86 x 3.28m)

UPVC double-glazed window to rear through to utility room, quality light oak panel door to rear allowing access to kitchen, plastered emulsion décor and ceiling, ample electric power points, radiator, quality modern fitted carpet.



#### Kitchen (2.25 x 2.63m)

Plastered emulsion décor and ceiling with full range of recess lighting, quality cushion floor covering, light oak panel door to understairs storage facility, full range of dove grey high gloss quality new fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, wine racks, integrated electric oven, induction hob, extractor canopy fitted above, opening to side through to utility/additional kitchen area, light oak panel door to rear allowing access to bathroom.



#### Additional Kitchen/Utility Area (2 x 2.45m)

UPVC double-glazed window to rear with made to measure roller blinds offering unspoilt views over the surrounding valley overlooking rear gardens, further UPVC double-glazed door to rear allowing access to garden, plastered emulsion décor and ceiling, central heating radiator, quality cushion floor covering, further range of base units including single sink and drainer unit with central mixer taps, plumbing for automatic washing

machine.

## Bathroom

Modern bathroom with UPVC double-glazed window to rear, plastered emulsion ceiling with range of recess lighting, quality marble-effect panelled décor to bath area, remaining walls plastered emulsion, cushion floor covering, radiator, new bathroom suite to include shower shape panel bath with central waterfall mixer taps, overhead rainforest shower with attachments supplied direct from combi system, above bath shower screen panel, wash hand basin with central waterfall mixer taps and opening to separate WC.

## Separate WC

UPVC double-glazed window to rear, plastered emulsion décor and ceiling with recess lighting, cushion floor covering, low-level WC.

## First Floor Elevation

### Landing

UPVC double-glazed window to rear with made to measure blinds offering unspoilt views over the surrounding valley, plastered emulsion décor and ceiling, generous access to loft, electric power points, radiator, quality modern fitted carpet, light oak panel doors to bedrooms 1, 2, 3.

### Bedroom 1 (3.01 x 2.23m)

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

### Bedroom 2 (3.06 x 3.91m)

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

### Bedroom 3 (2.41 x 3.04m)

UPVC double-glazed window to rear offering unspoilt views with made to measure blinds, plastered emulsion décor and ceiling, new modern fitted carpet, radiator, ample electric power points, wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

## Rear Garden

Excellent sized garden laid to lawn with concrete pathway and soil border, ideal for planting, access to storage building beneath bathroom with working WC, ideal for storage of garden furniture etc, access to purpose-built concrete detached garage with additional side access, access via remote controlled roller shutter doors, excellent rear lane access, this property must be

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**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**

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# 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.