

propertyplus

for sale

Terraced House - Pontypridd

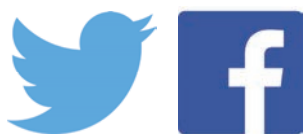
£175,000 Sold STC

Property Reference: PP9321



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This is a completely renovated and modernised, double extended, bay-fronted, mid-terrace property situated in this quiet, cul-de-sac, side street position offering immediate access to all services, including access onto the A4119 for M4 corridor.



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This is a completely renovated and modernised, double extended, bay-fronted, mid-terrace property situated in this quiet, cul-de-sac, side street position offering immediate access to all services, including access onto the A4119 for M4 corridor. This property is beautifully presented, offering excellent family-sized accommodation with three generous sized bedrooms, first floor bathroom/WC, together with shower and an extended kitchen/diner with breakfast bar and range of integrated appliances. A maintenance-free rear garden with excellent rear lane access and forecourt approach. The property will be sold including fitted carpets and floor coverings, blinds and many extras. It offers generous accommodation and being so close to all amenities. An early viewing is highly recommended. It benefits from UPVC double-glazing and gas central heating. It briefly comprises, entrance hall, spacious lounge/diner, modern complete fitted kitchen with breakfast bar and dining area, first floor landing, three bedrooms, family bathroom/WC/shower, gardens to front and rear.

Entranceway

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

Hallway

Plastered emulsion décor and coved ceiling, wall-mounted and boxed in electric service meters, ceramic tiled flooring, radiator, electric power points, staircase to first floor elevation with modern new fitted carpet, modern white panel door to side allowing access to lounge/diner.

Lounge/Diner (3.72 x 6.39m not including depth of bay and recesses)

UPVC double-glazed bay window to front with made to measure blinds, plastered emulsion décor, patterned artex and coved ceiling, quality modern fitted carpet, central





heating radiator, ample electric power points, television aerial socket, further UPVC double-glazed window to rear overlooking rear gardens, feature recess to main centre facing wall with tiled feature ideal for ornamental display or fireplace, modern white panel door to rear allowing access to kitchen/diner.

Kitchen/Diner (6.42 x 3.16m)

UPVC double-glazed window to side, UPVC double-glazed door to side, further UPVC double-glazed double French doors to rear allowing access and overlooking rear gardens, plastered emulsion décor and coved ceiling with range of recess lighting, tiled flooring, central heating radiator, ample electric power points, full range of ivory fitted kitchen units comprising ample wall-mounted units, base units, drawer packs, ample work surfaces with co-ordinate splashback ceramic tiling, integrated electric oven, four ring gas hob, extractor canopy fitted above, single sink and drainer unit with central mixer taps, plumbing for automatic washing machine and dishwasher, ample space for additional appliances, matching breakfast bar to remain as seen, modern white panel door to understairs storage cupboard for great concealed storage.

First Floor Elevation

Landing

Plastered emulsion décor and ceiling with generous access to loft, modern quality fitted carpet, spindled balustrade, ample electric power points, modern white panel doors to bedrooms 1, 2, 3 and family bathroom.

Bedroom 1 (2.71 x 1.81m)

UPVC double-glazed window to front with roller blinds, plastered emulsion décor, textured emulsion ceiling with coving, modern quality fitted

carpet, radiator, ample electric power points.

Bedroom 2 (3.01 x 3.61m not including depth of recesses)

UPVC double-glazed window to front with roller blinds, plastered emulsion décor and ceiling, modern quality fitted carpet, radiator, ample electric power points.

Bedroom 3 (3.19 x 2.77m not including depth of recesses)

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

Family Bathroom

Patterned glaze UPVC double-glazed window to rear, plastered emulsion décor and ceiling with range of recess lighting, quality flooring, radiator, modern suite to include panelled bath with central mixer taps, low-level WC, wash hand basin with central mixer taps, ceramic tiling to halfway, complete to shower area, walk-in corner shower with Mira shower supplied direct from combi system, door to built-in storage cupboard fitted with shelving and housing gas combination boiler supplying domestic hot water and gas central heating.

Rear Garden

Low maintenance garden laid to decked patio with outside courtesy lighting, block-built storage building, original stone rear boundary wall, excellent rear lane access.

Front Garden

Laid to feature gravel and patio with wrought iron gate allowing main access.

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.