

# propertyplus for sale

## Semi-Detached House - Tonyrefail

£215,000

Property Reference: PP9823



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This is a spacious, three bedroom, semi-detached property situated on this residential small; development of Tonyrefail where properties seldom become available.



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This is a spacious, three bedroom, semi-detached property situated on this residential small; development of Tonyrefail where properties seldom become available. This property, very well maintained throughout, benefits from UPVC double-glazing and gas central heating. It offers excellent sized mature gardens to front and rear with driveway to accommodate some four perhaps vehicles for off-road parking together with single garage and additional outbuildings. The property offers great potential for further development and will be sold as seen with fitted carpets, floor coverings, light fittings and many extras. Conveniently located offering immediate access to schools, transport links, road connections, leisure facilities and unspoilt views and walks over the surrounding mountains. This property is being sold with no onward chain and an early viewing is highly recommended. It briefly comprises, open-plan entrance hallway, lounge, dining room, fitted kitchen/breakfast room, first floor landing, three generous sized bedrooms, one with built-in wardrobes, family bathroom/WC, flat gardens to front and rear, driveway for off-road parking for some four vehicles, garage.

## Entranceway

Entrance via mahogany-effect colour stained and leaded UPVC double-glazed door with matching panels either side allowing access to impressive open-plan entrance hallway.

## Hallway

Papered décor, dado to centre, patterned artex ceiling with coving, pendant ceiling light fitting to remain, quality fitted carpet, electric power points, telephone point, open-plan stairs to first floor elevation with spindled balustrade and matching fitted carpet, access to understairs storage, central heating



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radiator, patterned glaze French doors allowing access to lounge and kitchen/breakfast room.

## Lounge (3.61 x 3.97m)

Mahogany-effect UPVC double-glazed window to front overlooking front gardens, quality papered décor, patterned artex and coved ceiling with pendant ceiling light fitting, quality fitted carpet, Canterbury arch feature fireplace with matching insert and hearth housing real flame gas fire set onto matching hearth, ample electric power points, radiator, clear glazed double French doors to rear allowing access to dining room.



## Dining Room (3.40 x 2.69m)

UPVC double-glazed patio doors to rear with made to measure blinds allowing access and overlooking gardens, matching décor to lounge, fitted carpet, patterned artex and coved ceiling with pendant ceiling light fitting, radiator, ample electric power points, leaded glaze panel window to side through to kitchen/breakfast room, patterned glaze French door to side allowing access to kitchen/breakfast room.



## Kitchen/Breakfast Room (3.48 x 2.92m)

Mahogany-effect UPVC double-glazed window and door to rear overlooking and allowing access to rear gardens, patterned artex and coved ceiling with three-way spotlight fitting, papered décor, tiled flooring, central heating radiator, full range of quality light oak fitted kitchen units comprising ample wall-mounted units, base units, leaded display cabinets, corner display shelving, ample work surfaces with co-ordinate splashback ceramic tiling, co-ordinate single sink and drainer with central mixer taps, plumbing for automatic washing machine, matching breakfast bar,



integrated electric oven, four ring electric hob, extractor canopy fitted above, ample space for additional appliances as required.

## First Floor Elevation

### Landing

Patterned glaze UPVC double-glazed window to side, papered décor, dado to centre, papered and coved ceiling, generous access to loft, quality fitted carpet, spindled balustrade, white panel doors to bedrooms 1, 2, 3, family bathroom, further door to built-in storage cupboard fitted with shelving housing gas combination boiler supplying domestic hot water and gas central heating.

### Bedroom 1 (2.51 x 2.54m)

Mahogany-effect UPVC double-glazed window to front, papered décor and coved ceiling, fitted carpet, radiator, ample electric power points.

### Bedroom 2 (3.75 x 3.51m)

Mahogany-effect UPVC double-glazed window to front, papered décor and coved ceiling, fitted carpet, radiator, ample electric power points.

### Bedroom 3 (3.76 x 3.32m)

UPVC double-glazed window to rear offering unspoilt views, papered décor and coved ceiling, fitted carpet, radiator, ample electric power points, double doors to built-in wardrobe providing ample hanging and shelving space.

### Family Bathroom/WC

Patterned glaze UPVC double-glazed window to rear, fully ceramic tiled floor to ceiling, patterned artex ceiling and coving, quality flooring, radiator, full suite to include panelled bath with twin handgrips, central mixer taps, electric shower fitted above bath with bi-folding doors, close-coupled WC, wash hand basin set within high gloss base vanity unit.

### Rear Garden

Laid to crazy paved patio further allowing access to lawned gardens with raised feature beds with gravel and stocked with mature shrubs, plants etc, driveway to accommodate off-road parking for three/four family-sized vehicles with single detached garage with up and over doors, UPVC double-glazed door also allows access to further outbuildings for storage.

### Front Garden

Laid to colour paved patio with lawned gardens, block-built front boundary wall with wrought iron gate allowing access, double gates to driveway.

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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.