

Terraced House - Tonypandy

£115,000 Sold STC

Property Reference: PP9897



propertyplus
property-plus.co.uk

Situated here in the heart of the village of Tonypandy itself, we are delighted to offer to the market this renovated and modernised, unique, open-plan, three bedroom, mid-terrace property with forecourt approach and low maintenance gardens to rear.



Terraced House - Tonypandy

£115,000 Sold STC

Property Reference: PP9897

Situated here in the heart of the village of Tonypandy itself, we are delighted to offer to the market this renovated and modernised, unique, open-plan, three bedroom, mid-terrace property with forecourt approach and low maintenance gardens to rear. The property benefits from UPVC double-glazing and gas central heating, will be sold including some light fittings, all fitted carpets and floor coverings throughout. It offers an ideal property for first time buyer, however offers good family-sized accommodation. It benefits from modern fitted kitchen with integrated appliances, modern bathroom/WC, an early viewing is highly recommended. It offers immediate access into the village with its amenities and facilities, including transport links and schools. Arrange your appointment to view today to avoid disappointment. It briefly comprises, entrance porch, open-plan lounge/kitchen/diner, modern fitted bathroom, first floor landing, three bedrooms, garden to front and rear, outbuildings with electricity.

Entranceway

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

Porch

Plastered emulsion décor and ceiling, wall-mounted electric service meters, laminate flooring, clear glazed window to side through to lounge, white panel door to rear allowing access to open-plan American-style lounge/kitchen/diner.

Lounge/Kitchen/Diner (4.47 x 9.08m not including depth of recesses)

UPVC double-glazed windows to front and rear, plastered emulsion décor with one feature wall papered, plastered emulsion ceiling, quality laminate flooring, central heating radiators, Adam-style feature fireplace with modern insert and matching hearth to main facing wall together





with two wall light fittings to remain, 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, breakfast bar dividing kitchen and lounge with full range of high gloss ivory fitted kitchen units comprising ample wall-mounted units, base units, ample work surfaces, co-ordinate splashback ceramic tiling, integrated electric oven, four ring gas hob, extractor canopy fitted above, ample space for additional appliances, single sink and drainer unit with central mixer taps, plumbing for automatic washing machine, UPVC double-glazed door to rear allowing access to rear gardens, white panel door to side allowing access to bathroom/WC.

Bathroom/WC

Patterned glaze UPVC double-glazed window to rear, ceramic tiled décor to two walls floor to ceiling, remaining walls plastered emulsion, plastered emulsion ceiling, chrome heated towel rail, all fixtures and fittings to remain, modern suite to include shower-shaped panel bath with above bath shower screen, central mixer taps and shower attachment, low-level WC, wash hand basin set within recess.

First Floor Elevation

Landing

Plastered emulsion décor and ceiling with generous access to loft, spindled balustrade, fitted carpet, white panel doors to bedrooms 1, 2, 3.

Bedroom 1 (1.72 x 2.73m)

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

Bedroom 2 (3.81 x 2.65m)

UPVC double-glazed window to front, plastered emulsion

Property Reference: PP9897

décor and ceiling, fitted carpet, radiator, ample electric power points.

Bedroom 3 (2.42 x 3.34m)

UPVC double-glazed window to rear overlooking rear gardens, plastered emulsion décor and ceiling, fitted carpet, radiator, ample electric power points, door to built-in storage cupboard housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

Rear Garden

Initially laid to yard with outbuildings offering excellent storage, further allowing access onto maintenance-free gardens leading onto decked patio and further onto artificial grass-laid lawns with concrete block-built rear boundary wall and gate allowing main access.

Front Garden

Laid to grass with pathway allowing main access, original stone front boundary wall with wrought iron balustrade above.

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.