



116 Pont Pentre Park

Upper Boat, Pontypridd CF37 5YT

Price £230,000

HARRIS & BIRT



Nestled in the serene Pont Pentre Park, Upper Boat, Pontypridd, this delightful new park home offers a perfect blend of comfort and convenience. With three spacious reception rooms, two well-appointed bedrooms, and two modern bathrooms, this property is designed for easy living. The location is particularly appealing, situated just off the A470 and a mere 15 minutes from the vibrant city centre of Cardiff. Residents will find themselves within walking distance of a variety of retail shops and dining options, making everyday errands a breeze. The park is well-served by public transport, with several bus stops located within 300 meters of the entrance, providing regular services to Cardiff, Bridgend, Barry, and Newport.

For those who enjoy the hustle and bustle of city life, Cardiff is only 9 miles away, offering an array of shopping experiences, historic sites, and cultural attractions, including the iconic Principality Stadium and the St Davids Centre. Additionally, the newly developed Cardiff Bay, just 11 miles from the park, boasts museums, theatres, and picturesque walks, along with a selection of bistros and bars to explore. Convenience is further enhanced by Cardiff Airport, located only 7 miles away, making travel easy for residents. It is important to note that Pont Pentre Park is a retirement community, exclusively catering to individuals over the age of 50, ensuring a peaceful and friendly environment. This property is an excellent opportunity for those seeking a tranquil lifestyle with easy access to urban amenities.

Accommodation

Entrance Hall 3'9 x 10'5 (1.14m x 3.18m)

The property is entered via a UPVC front door with an inset glazed frosted panel into the hallway. Grey wood effect flooring. Skimmed walls. Skimmed and vaulted ceiling continuing into the dining room. Glazed vision panel.

Kitchen/Dining Room 11'5 x 21'2 max (3.48m x 6.45m max)

Modern fitted kitchen with features to include: a range of wall and base units. Concrete effect laminate worksurfaces. 1.5 black sink bowl and swan neck mixer tap. Tiled splashbacks. Integrated units comprise: an integrated dishwasher behind a matching decor panel. Integrated fridge/freezer behind matching decor panel. Four-ring Lamona induction hob. Eyeline Lamona oven and grill facility. Island breakfast bar with overhang for seating. Skimmed walls. Skimmed and vaulted ceiling. Range of inset ceiling spotlights and pendant ceiling lighting. A combination of grey wood-effect laminate flooring and tiled flooring. Dual aspect UPVC double-glazed windows to the front and rear.

Utility 5'9 x 7'0 (1.75m x 2.13m)

A range of wall and base units. Concrete effect laminate worksurfaces. Integrated washing machine and tumble dryer behind matching decor panels. Boiler housed to corner cupboard. Black sink bowl with curved swan neck mixer tap. Tiled splashbacks. Radiator. Tiled flooring. Skimmed walls. Skimmed ceiling. Ceiling spotlighting. Extractor fan. UPVC obscure glazed pedestrian door to the rear.

Living Room 12'3 x 21'4 (3.73m x 6.50m)

Accessed via double doors from the kitchen/diner. Three UPVC double-glazed windows. French doors lead out onto the patio terrace. Media wall featuring space for TV and a contemporary log-effect electric fire. Skimmed walls. Skimmed and vaulted ceiling. Fitted radiator. Ceiling spotlighting.

Inner Hall 13'2 x 3'1 (4.01m x 0.94m)

Wood effect laminate flooring. Skimmed walls and ceiling. Ceiling spotlighting. Radiator. Storage cupboard. Doors to all rooms.

Office 5'9 x 7'0 (1.75m x 2.13m)

UPVC double-glazed window to front. Skimmed walls. Skimmed ceiling. Fitted carpet. A range of built-in furniture. Ceiling spotlighting.

Bedroom One 12'10 x 10'6 (3.91m x 3.20m)

UPVC double-glazed window to front. Skimmed walls. Skimmed ceiling. Ceiling spotlighting. Fitted carpet. Radiator. Built-in mirror-fronted sliding wardrobes. Sliding door through to en suite.

En Suite 3'11 x 10'6 (1.19m x 3.20m)

Three-piece suite in white comprising full width shower cubicle with a rainfall shower head and separate shower head fitment behind a glazed shower door. Tiled splashbacks. Low-level dual flush WC. A wash hand basin set into a vanity unit with a chrome mixer tap. Wall-hung fixed mirror. Skimmed walls. Skimmed ceiling. Tiled flooring. Vertical heated towel rail. Obscure glazed window to the side. Extractor fan.

Bedroom Two 11'6 x 10'5 (3.51m x 3.18m)

UPVC double-glazed window to front. Skimmed walls. Skimmed ceiling. Ceiling spotlighting. Fitted carpet. Radiator. Built-in mirror-fronted sliding wardrobes.

Family Bathroom 7'0 x 7'0 (2.13m x 2.13m)

Three-piece suite in white comprising free-standing bath with chrome taps and separate shower head fitment behind a glazed shower door. Tiled splashbacks. Low-level dual flush WC. A wash hand basin set into a vanity unit with a chrome mixer tap. Wall-hung fixed mirror. Skimmed walls. Skimmed ceiling. Tiled flooring. Vertical heated towel rail. Obscure glazed window to the side. Extractor fan.

Outside

The outside is laid predominantly with large paving slabs. Crushed slate surrounds. Multiple parking spaces laid to grey bricked paviour.

Services

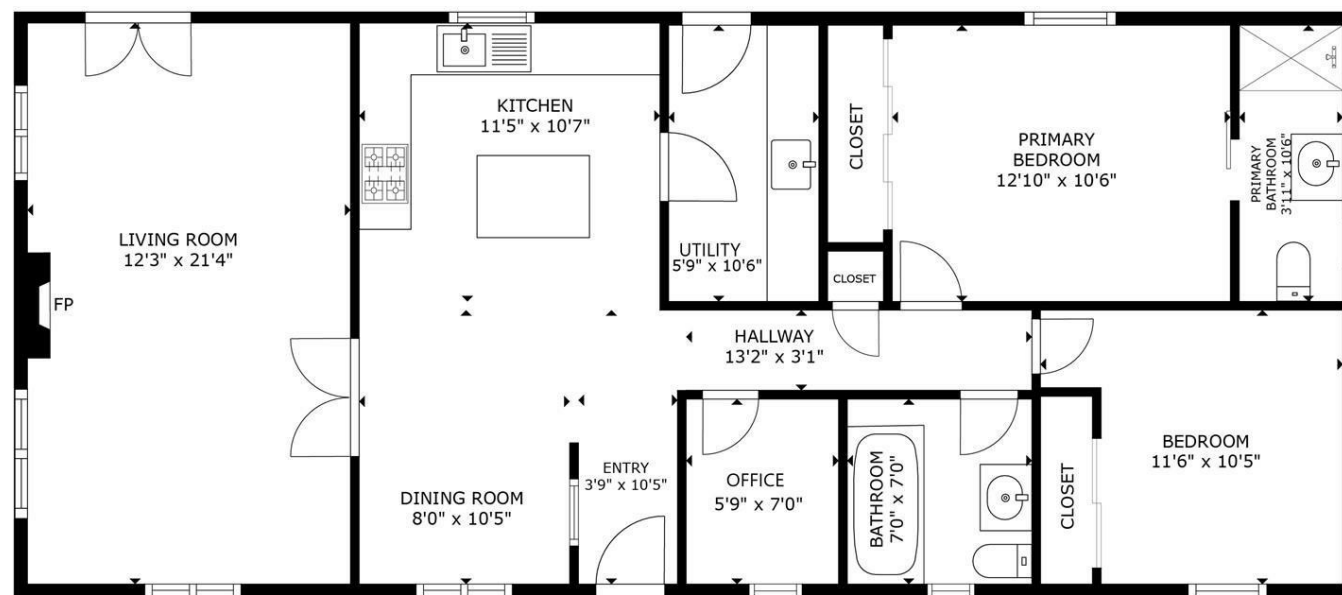
Mains gas, electric water and drainage. Solid wood doors throughout.

Pitch Fee & Council Tax

Pitch Fee £198.21 PCM. Band B. For more information, please contact Rhondda Cynon Taff Council directly.

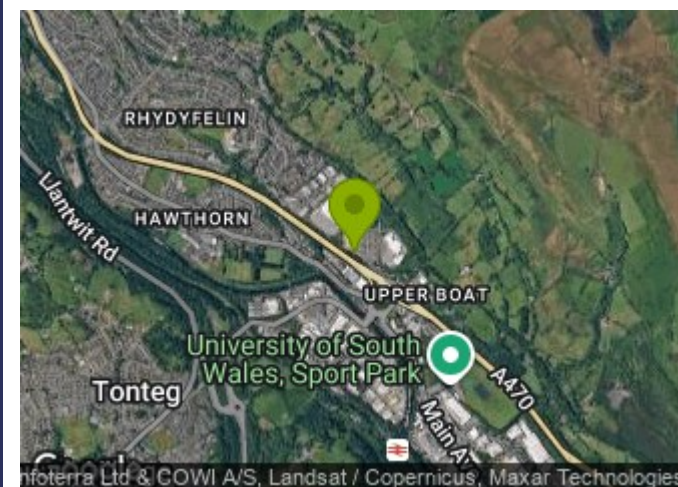






FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN: 1,063 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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