



40 Pont Pentre Park

Upper Boat, Pontypridd CF37 5YT

Price £172,500

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Pont Pentre Residential Park is located just off the A470, just 15 minutes from the capital city centre of Cardiff. The site is within close proximity to a range of retail shops and food outlets all within walking distance of the residential park. The park benefits from several bus stops within 300 meters of the park entrance with regular bus services to Cardiff, Bridgend, Barry and Newport. Cardiff is only 9 miles away for those who love to shop and visit the historic buildings and castle. It is also the centre for sports and the arts with the Principality Stadium and the St Davids Centre amongst the attractions. Only 11 miles from the Pont Pentre development is the newly developed Cardiff Bay area with the National Assembly buildings, museums, theatres and entertainment, walks and views, bistros and bars. Cardiff Airport is also only 7 miles away. Please note, Pont Pentre Park is a retirement park and is exclusively for persons over the age of 50.

Accommodation

Entrance Hall

Accessed via a UPVC door with inset obscure glazed window.

Living/Dining Room

UPVC double glazed windows to front and side with fitted blinds. Log effect electric fire set on hearth. Papered walls. Papered ceiling with inset chrome spotlighting.

Kitchen

Modern fitted kitchen with range of wall and base units. Laminate work surfaces with tiled splashbacks. Features include gas four ring hob and extractor hood over. Chrome 1.5 sink and drainer with chrome swan neck tap. Further range of floor to ceiling fitted cabinets with eyeliner double oven. Integrated fridge/freezer with decor panel. Range of larder units. UPVC double glazed opaque door leading to rear. Skimmed walls. Papered ceiling with inset chrome spotlighting. UPVC double glazed window with fitted roller blind. Tiled flooring.

Master Suite Bedroom One

UPVC double glazed window with fitted blinds and curtains. Range of built in bedroom furniture. Fitted carpet. Radiator. Doorway leading to walk in storage area. Ensuite is:

Master Suite Bathroom One

Three piece suite in white comprising corner quadrant shower cubicle, tiled internally, with integrated shower and shower head attachment. Low level dual flush WC. Fitted wash hand basin with vanity unit underset. Tiled splashbacks. Eyeline mirror. Tiled flooring. Ceiling lighting. UPVC double glazed opaque window with fitted roller blind.

Bedroom Two

UPVC double glazed window with fitted blinds and curtains. Range of bedroom furniture and fitted wardrobes. Skimmed walls. Three arm pendant lighting. Coved and skimmed ceiling with chrome 5 arm light fitting. Fitted carpet. Radiator.

Family Bathroom

Three piece suite in white comprising tiled panel bath with chrome taps. Low level WC and pedestal wash hand basin set into full width vanity unit with storage underset. Fitted mirror fronted wall cabinets. Fully tiled walls and flooring. Radiator. UPVC double glazed opaque window with fitted roller blind.

Outside

Red brick paved parking area for two cars. Large paved patio area with far reaching views. Easily maintainable private plot.

Services

The property is serviced by mains gas, electricity and drainage.

Council Tax

Approximately £1,737.42 (Band B) per annum. For more information please contact Rhondda Cynon Taf Council.

Pitch Fee

Pitch Fee is £205.35 per month







FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 772 sq.ft.
TOTAL : 772 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

