68 Pont Pentre Park

Pontypridd CF37 5YT

Price £120,000

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** COMING SOON**

Pont Pentre Residential Park is located just off the a470. Just 15 minutes from the capital city center of Cardiff. The site is within close proximity to a range of retail shops and food outlets including Tesco, Aldi, Farmfoods Peacocks, Home bargains and more; 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 Hallway
The property is entered via UPVC double glazed front door with obscure glass panels. Fitted carpet. Radiator. Double storage cupboard with shelves and radiator.

Kitchen/Dining Room 10'2" x 13'5" max (3.1m x 4.1m max)
UPVC double glazed sliding doors to front with fitted curtains. Space for table and chairs. Fitted carpet in dining area. Modern shaker style fitted kitchen in cream with chrome handles and wood effect laminate work surfaces. Features include gas four ring hob with pull out extractor hood. Underset electric fan oven. Chrome 1.5 sink and drainer with chrome mixer tap. Tiled splashbacks. Up and over fridge/freezer with decor panel. Under counter integrated Beko washing machine with decor panel. Wall cabinet housing Ariston gas combination boiler. UPVC double glazed window with fitted roller blind. Coved ceiling.

Living Room 13'1" x 11'1" (4.0m x 3.4m)
Open plan from dining area. Dual aspect UPVC double glazed windows to front and side with fitted curtains. Feature fireplace with log effect electric fire and marble effect surround. Papered walls. Coved ceiling. Fitted carpet. Radiator.

Bedroom One 9'6" x 8'2" (2.9m x 2.5m)
UPVC double glazed window with fitted curtains. Extensive range of fitted bedroom furniture. Fitted carpet. Coved ceiling.

Bedroom Two 7'10" x 9'6" max (2.4m x 2.9m max)
UPVC double glazed window with fitted curtains. Fitted wardrobes. Fitted carpet. Coved ceiling.

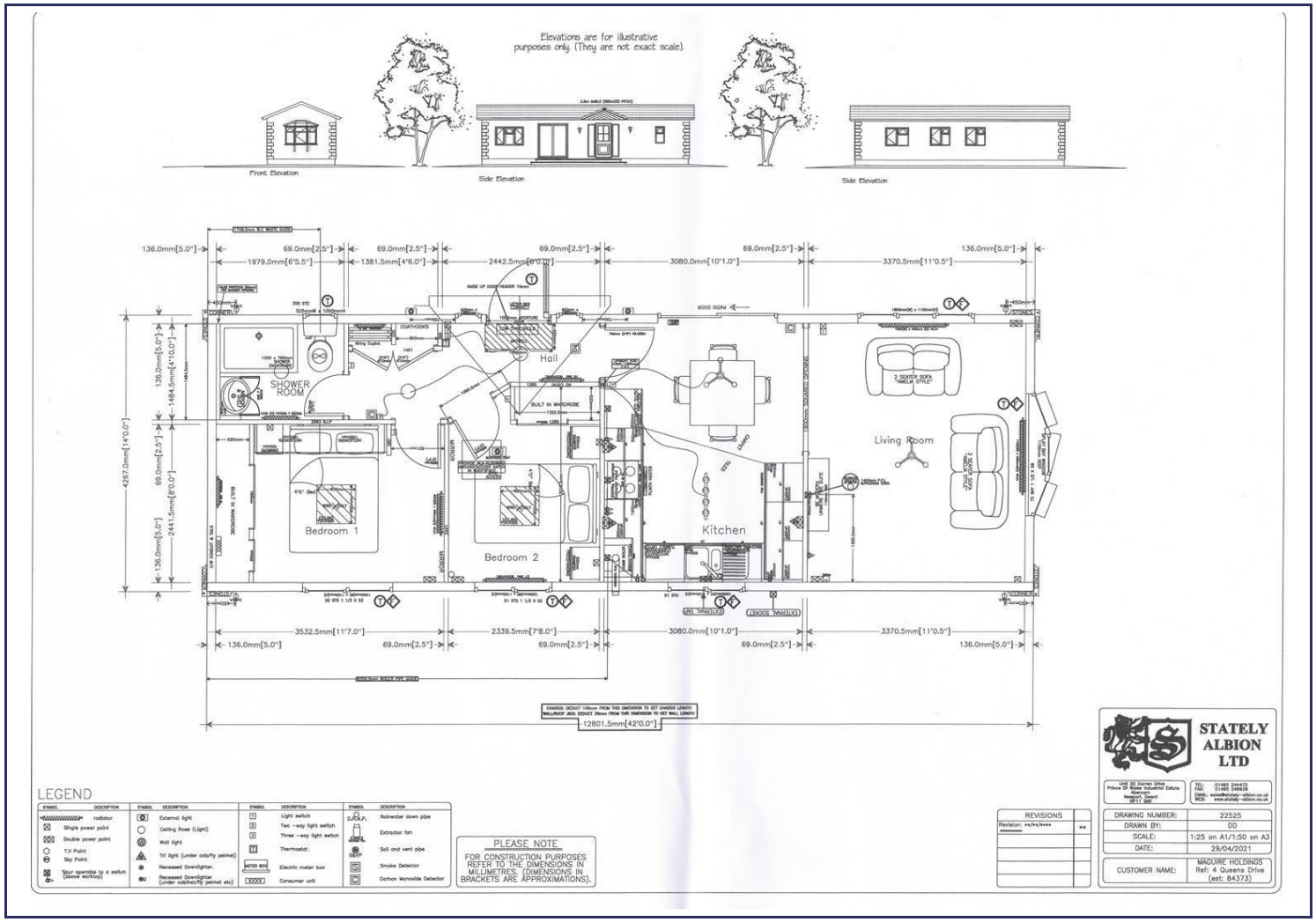
Bathroom 6'2" x 3'3" (1.9m x 1.m)
Walk in shower cubicle with chrome shower and shower head attachment. Glazed sides. Low level dual flush WC. Wash hand basin set into vanity unit. Eyeline mirror. Fully tiled walls and flooring. Radiator. UPVC double glazed opaque window with inset roller blind. Extractor.

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

Services
Mains gas metered by British Gas. Provider can be changed by giving one months notice. Electricity direct from British Gas. Provider can be changed given one months notice. Water/drainage direclty by Welsh Water.2020/21 charges single occupant £242.92 per annum, couple £306.50 per annum.

Council Tax
Approximately £1,400.00 per annum but may vary on depending on size of home. For more information please contact Rhondda Cynon Taf Council direct.

Pitch Fee
£160.00 per month on new plots



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