



# 99 Pont Pentre Park

Upper Boat, Pontypridd CF37 5YT

Price £180,000

HARRIS & BIRT



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 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

#### Living/Dining Room

UPVC double glazed windows to side and rear with fitted curtains. Space for dining table and chairs. Log effect electric fire set on hearth. Skimmed walls. Coved and skimmed ceiling with inset chrome spotlighting. Wooden glazed doorway to entrance hall. Wooden part glazed door leading to;

#### Kitchen

Modern fitted kitchen with range of wall and base units with grey mottle effect work surfaces and upstands. Features include gas four ring hob with steel backplate and extractor hood over. Chrome 1.5 sink and drainer with chrome swan neck tap. Integrated fridge with decor panel. Further range of floor to ceiling fitted cabinets with eyeline double oven. Integrated fridge/freezer with decor panel. Range of larder units. UPVC double glazed opaque door leading to rear. Skimmed walls. Coved and skimmed 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 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 blind.

#### Bedroom Two

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

#### Bathroom Two

Three piece suite in white comprising tiled bath with chrome taps. Low level WC and pedestal wash hand basin set into full width cream 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

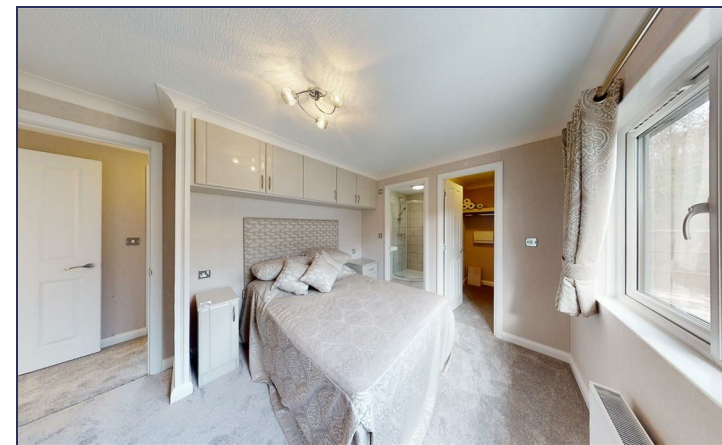
Mains gas metered by British Gas. Provider can be changed by giving one months notice. Electricity direct from British Gas. Provider can be changed given one months notice. Water/drainage directly by Welsh Water. 2020/21 charges single occupant £242.92 per annum, couple £306.50 per annum.

#### Council Tax

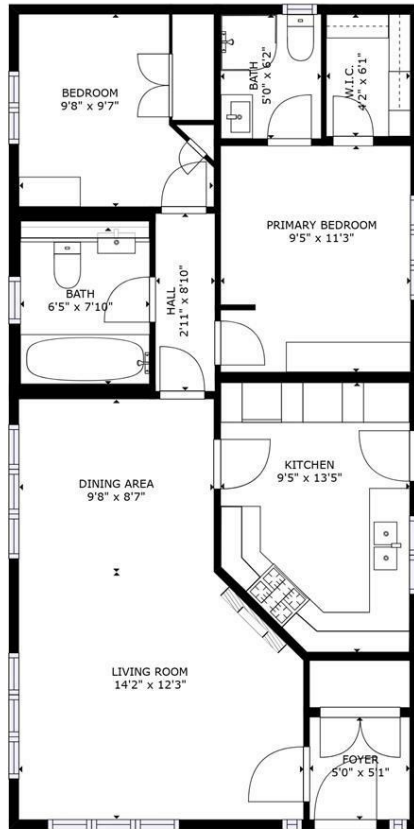
Approximately £1,400.00 per annum but may vary on depending on size of home. For more information please contact Rhondda Cynon Taf Council direct.

#### Pitch Fee

Pitch Fee is £195.61 per month







GROSS INTERNAL AREA  
 FLOOR 1: 781 sq. ft  
 TOTAL: 781 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1



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