



## 113 Pont Pentre Caravan Park

Upper Boat, Pontypridd CF37 5YT

Price £177,500

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

#### Entrance Porch 5'4 x 3'7 (1.63m x 1.09m)

The property is entered via UPVC front door with inset obscure glazed vision panels. Papered walls and ceiling. Tiled flooring. Radiator. Ceiling spotlight. Storage cupboard. Door to living room.

#### Living Room 9'7 x 23'4 (2.92m x 7.11m)

UPVC double glazed windows to side and front elevation. Papered walls and ceiling. Fitted carpet. Ceiling spotlights. Two radiators. Feature coal effect electric fire. Door through to kitchen and inner hall.

#### Kitchen 9'1 x 12'7 (2.77m x 3.84m)

UPVC windows to side. Tiled flooring. Modern fitted kitchen comprising a range of wall and base units with wood effect work surfaces. 1.5 sink and drainer with swan neck mixer tap and waste disposal with draining grooves. Integrated dishwasher. Integrated fridge freezer. Electric double oven and gas four ring hob with extractor hood over. Tiled splashbacks. LED spotlights ceiling lighting. Pedestrian door out to garden.

#### Inner Hall 3'4 x 6'1 (1.02m x 1.85m)

Fitted carpet. Papered walls and ceiling. Ceiling spotlights. Radiator. Doors to bedrooms and bathroom.

#### Bedroom One 12'9 x 9'1 (3.89m x 2.77m)

UPVC double glazed window to side elevation. Papered walls and ceiling. Fitted carpet. Ceiling spotlights. Radiator. Fitted wardrobes. Door through to dressing room and en suite.

#### En Suite 5'11 x 7'1 (1.80m x 2.16m)

Three piece suite in white comprising walk in shower cubicle with rainfall shower head and separate shower head fitment behind a sliding glass door and tiled splashbacks. Low level dual flush WC.

Wash hand basin with mixer tap set into vanity unit with storage below. Papered walls and ceiling. Tiled flooring. Ceiling spotlights. Radiator. Extractor fan. UPVC obscure glazed window to side.

#### Dressing Room

Fitted carpet. Papered walls and ceiling. Plenty of hanging rails and space for storage.

#### Bedroom Two 9'1 x 10'7 (2.77m x 3.23m)

UPVC double glazed window to side elevation. Papered walls and ceiling. Fitted carpet. Ceiling spotlights. Radiator. Fitted wardrobes.

#### Bathroom 5'11 x 6'1 (1.80m x 1.85m)

Three piece suite in white comprising panelled bath with hot and cold taps. Low level dual flush WC. Wash hand basin with mixer tap set into vanity unit with storage below. Tiled walls. Papered ceiling. Tiled flooring. Ceiling spotlights. Radiator. Extractor fan. UPVC obscure glazed window to side.

#### Outside

A mixture of redbrick brick and patio paving. Two off road car parking spaces. Paved patio terrace with space for garden shed.

#### Services

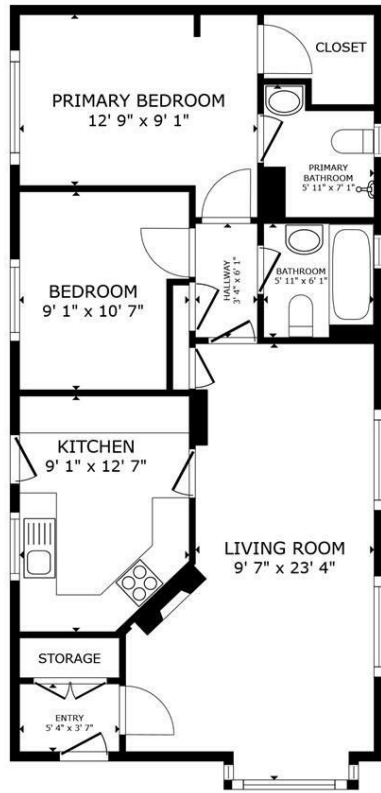
Mains gas, electric water and drainage. All windows to the front of the property have privacy film.

#### Pitch Fee & Council Tax

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



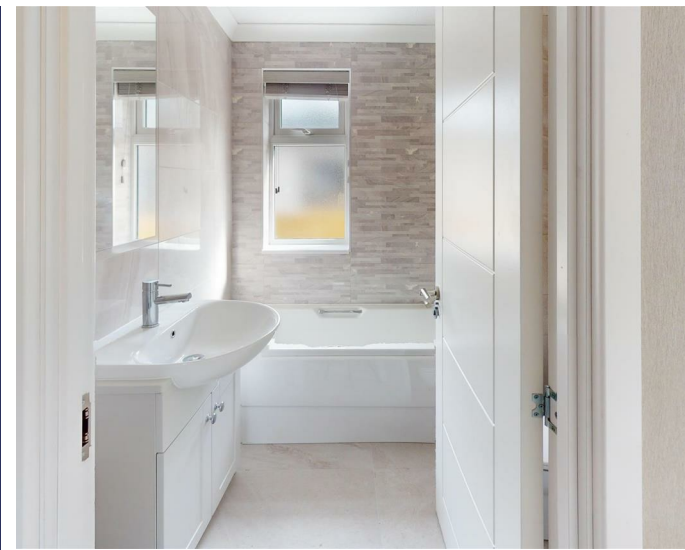




FLOOR PLAN

**HARRIS & BIRT**  
 CHARTERED SURVEYORS &  
 ESTATE AGENTS

GROSS INTERNAL AREA  
 FLOOR PLAN 754 sq.ft.  
 TOTAL 754 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

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