



Pont Pentre Park, Pontypridd, CF37 5YT
£170,000

HARRIS & BIRT

High Street, Cowbridge CF71 7AF

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Pont Pentre Residential Park is located just off the a470. Just 15 minutes from the capitol 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

Living Room

Range of UPVC double glazed windows. Ceiling lighting. Skimmed and coved ceiling. Door to entrance hall. Wooden double glazed double doors leading to;

Kitchen/Dining Room

Skimmed walls. Coved and skimmed ceiling. Ceiling light. Carpet to dining area. Space for dining table and chairs. In the kitchen area is a UPVC double glazed window with fitted roller blind. Cream fitted kitchen with range of wall and base units and mottle effect work surfaces. Features include gas four ring hob with overhead pull out extractor. Chrome 1.5 sink and drainer with chrome mixer tap. Eyeline electric fan oven. Integrated up and over fridge/freezer with decor panel. Integrated dishwasher. Tiled splashbacks. Skimmed and half tiled walls. Coved and skimmed ceiling. Tiled flooring. Doorway leading to;

Utility Room

Further range of cream wall and base units with mottle effect work surfaces. Chrome single sink with mixer tap. Tiled splashbacks. Matching flooring. UPVC double glazed door leads out to rear.

Master Suite Bedroom One

UPVC double glazed window to rear with fitted curtains. Range of built in and freestanding bedroom furniture. Skimmed walls. Coved and skimmed ceiling. Fitted carpet. Radiator. Ceiling lights. Ensuite is;

Master Suite Bathroom One

Three piece suite in white comprising corner quadrant shower cubicle with integrated shower and shower

head attachment. Low level dual flush WC. Fitted wash hand basin with vanity unit underset. Eyeline mirror. Fully tiled walls and flooring. Ceiling lighting. UPVC double glazed opaque window with fitted blind.

Bedroom Two

UPVC double glazed window to rear with fitted curtains. Skimmed walls. Coved and skimmed ceiling. Fitted carpet. Radiator.

Bathroom Two

Luxury suite in white comprising bath with chrome mixer tap. Low level dual flush hidden cistern WC set into vanity unit. Pedestal wash hand basin. Oversized mirror. Fully tiled walls and flooring. 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

£160.00 per month on new plots

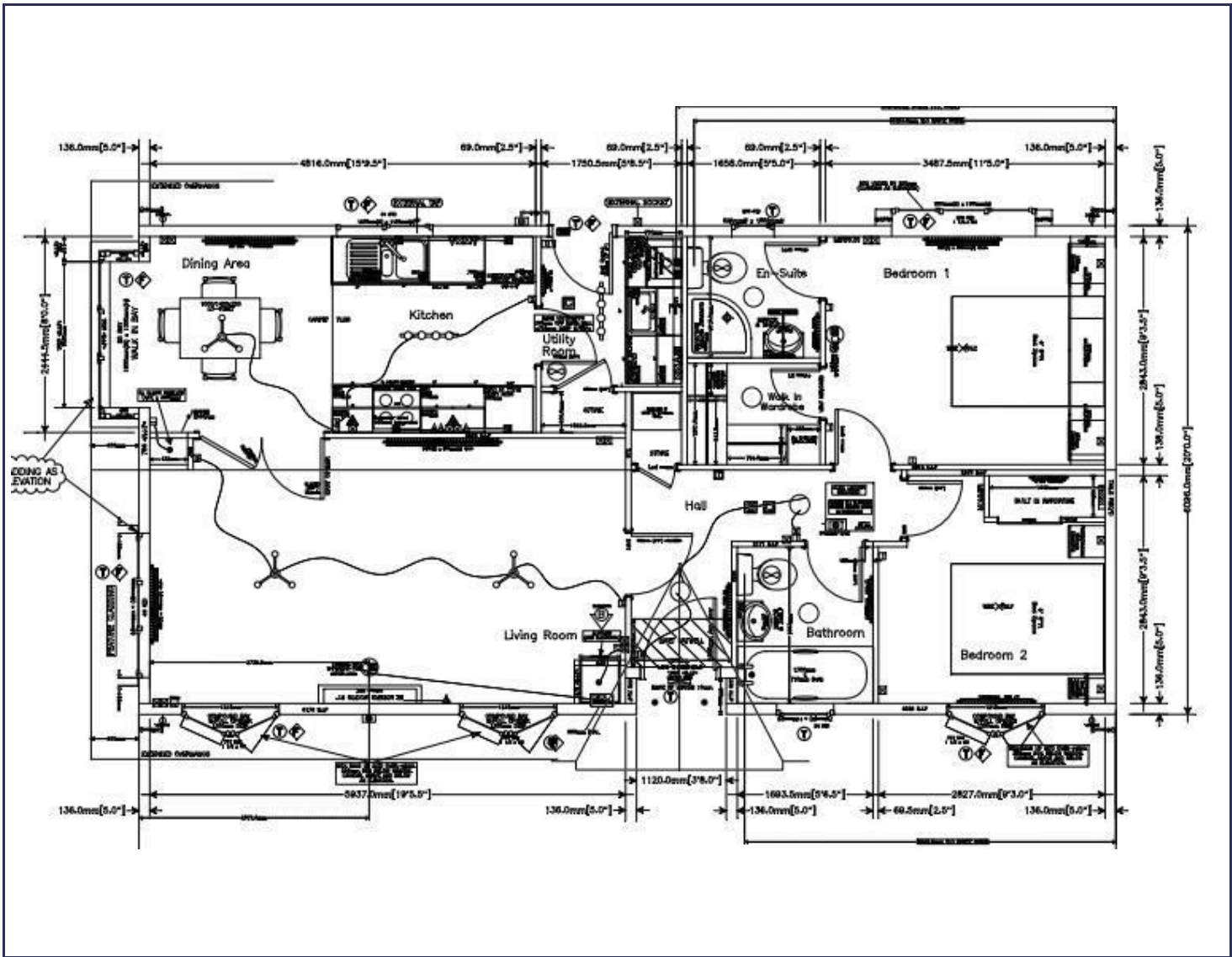
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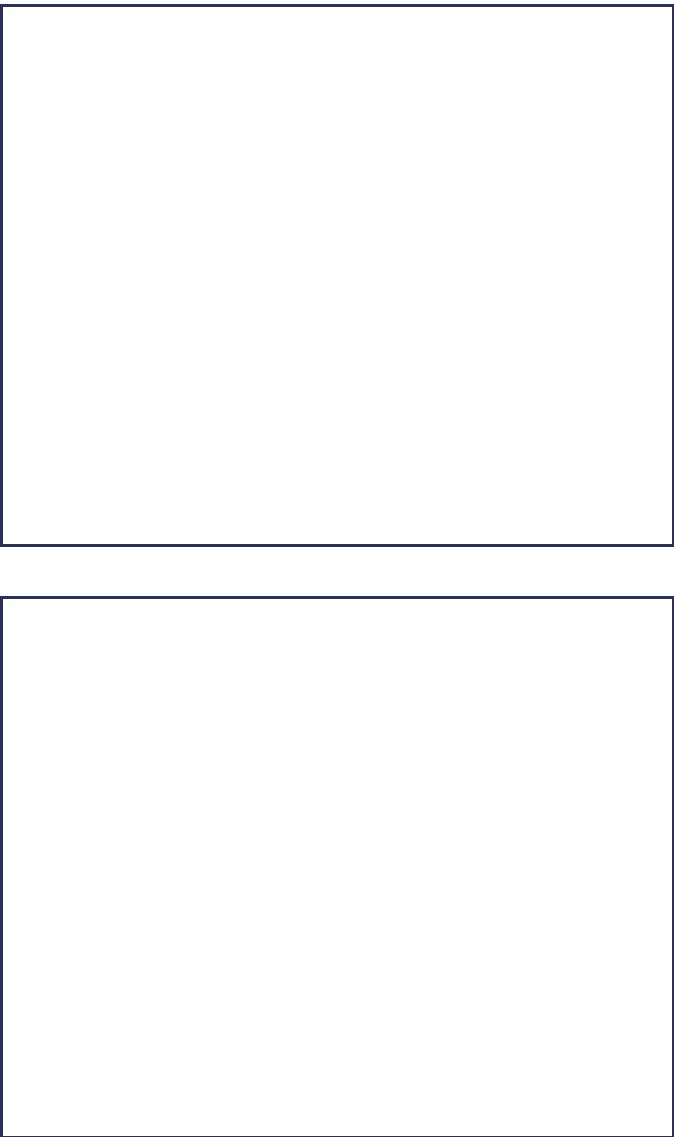




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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91)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