



## 68 Pont Pentre Park

Pontypridd CF37 5YT

Price £120,000

HARRIS & BIRT



**\*\* 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 directly by Welsh Water. 2020/21 charges single occupant £242.92 per annum, couple £306.50 per annum.

#### **Council Tax**

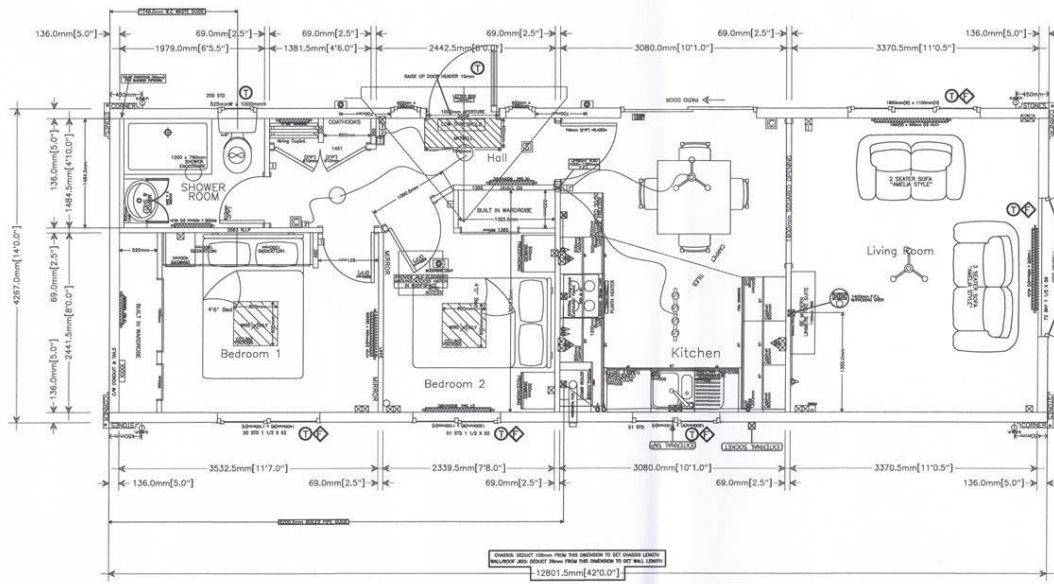
Approximately £1,400.00 per annum but may vary on depending on size of home. For more information please contact Rhondda Cynon Taf Council direct.

#### **Pitch Fee**

Pitch fee is approx. £198.21 per month.







**LEGEND**

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	radiator		External light		Light switch
	Single power point		Ceiling Rose (Light)		Two-way light switch
	Double power point		Wall light		Three-way light switch
	1/2 Pipe		1st Light (Under cavity panel)		Thermostat
	Stay Point		Recessed Downlighter		Electric meter box
	Stay opposite to a switch (Under working)		Recessed Downlighter (Under cavity/2nd panel etc)		Smoke Detector
			Consumer unit		Custom markable Detector

**PLEASE NOTE**  
FOR CONSTRUCTION PURPOSES REFER TO THE DIMENSIONS IN MILLIMETRES. (DIMENSIONS IN BRACKETS ARE APPROXIMATIONS).

REVISIONS	
Revision	By/Date

**STALEY ALBION LTD**

100 St. Albion Drive  
Preston, Lancashire, PR1 6JH  
Tel: 01773 500000  
Fax: 01773 500001  
www.staley-albion.co.uk

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MAGUIRE HOLDINGS  
Ref: 4 Queens Drive  
(est. 84373)



# HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge

65 High Street, Cowbridge, CF71 7AF  
01446 771777 cowbridge@harrisbirt.co.uk

Cardiff

359 Caerphilly Road, Cardiff, CF14 4QF  
02920 614411 cardiff@harrisbirt.co.uk

[harrisbirt.co.uk](http://harrisbirt.co.uk)

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