91 Pont Pentre Park

Upper Boat, Pontypridd CF37 5YT

£167,500

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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.

Accomodation

Entrance Hall
Entered via UPVC door with inset frosted glass. Carpeted Flooring. Papered walls and ceiling. Good sized storage cupboard for cloaks and shoes. Leads to Living room, Master Bedroom, Bedroom Two and Family Bathroom.

Living/Dining Room
UPVC double glazed windows to front and side elevations with fitted curtains. Space for dining table and chairs. Log effect electric fire set on hearth.

Kitchen
Modern fitted kitchen with features including a gas four ring hob with pull out extractor. Eyeline electric fan oven. Inset sink with chrome swan neck tap. Tiled splash backs. Integrated fridge/freezer, dishwasher, washing machine, tumble dryer with decor panels. UPVC double glazed window to the side elevation with fitted blinds. Papered walls and ceiling.

Utility Room
Utility Room with fitted wall and base units. Tiled splash back. Papered walls and ceiling. Radiator. Back door with UPVC double glazed opaque glass.

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 vanitory 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. Eyeline mirror.

Bathroom Two
Three piece suite in white comprising tiled bath with chrome taps. Low level WC and pedestal wash hand basin. Mirror. Built in cupboard. Skimmed ceiling with extractor. 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. 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.

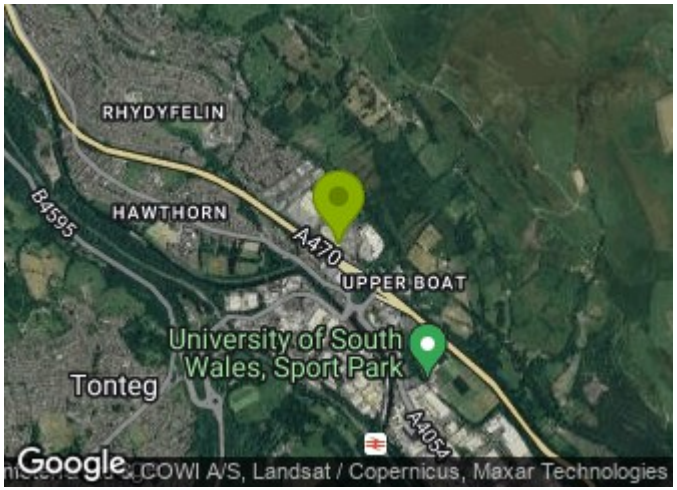
Council Tax
Approximately £1,400.00 per annum but may vary on depending on size of home. For more information please contact Rhondda Cynon Taf Council direct.

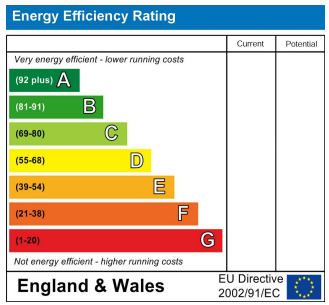
Pitch Fee
Pitch Fee £195.61 per month

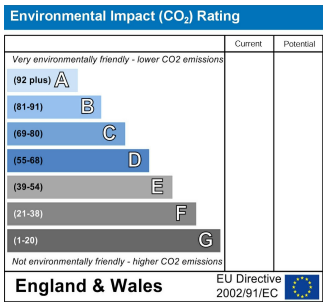
FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN: 797 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport







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