



## 30 Pont Pentre Park

Upper Boat, Pontypridd CF37 5YT

Price £175,000

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

#### Kitchen/Living Room/Dining Room

Open-plan kitchen/living/dining room. UPVC double glazed window to both the front back and side of the property with fitted curtains. Papered walls and ceiling. Space for table and chairs. Carpet to dining area and living room. Tiled floor in the kitchen. Modern fitted kitchen with features including gas four ring hob with pull out extractor. Eyeline electric fan oven with microwave oven. Chrome 1.5 bowl sink and drainer with swan neck. Tiled splashbacks. Integrated fridge/freezer, dishwasher, washing machine, tumble dryer with decor panels. UPVC double glazed window with fitted roller blind. Tiled flooring. Papered walls and ceiling.

#### Master Suite Bedroom One

UPVC double glazed window with fitted curtains. Range of built in bedroom furniture. Skimmed walls. Coved and skimmed ceiling. 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 to rear with fitted curtains.

Range of built in bedroom furniture including fitted wardrobes. Papered walls. Coved and papered ceiling. Fitted carpet.

#### 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. 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 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

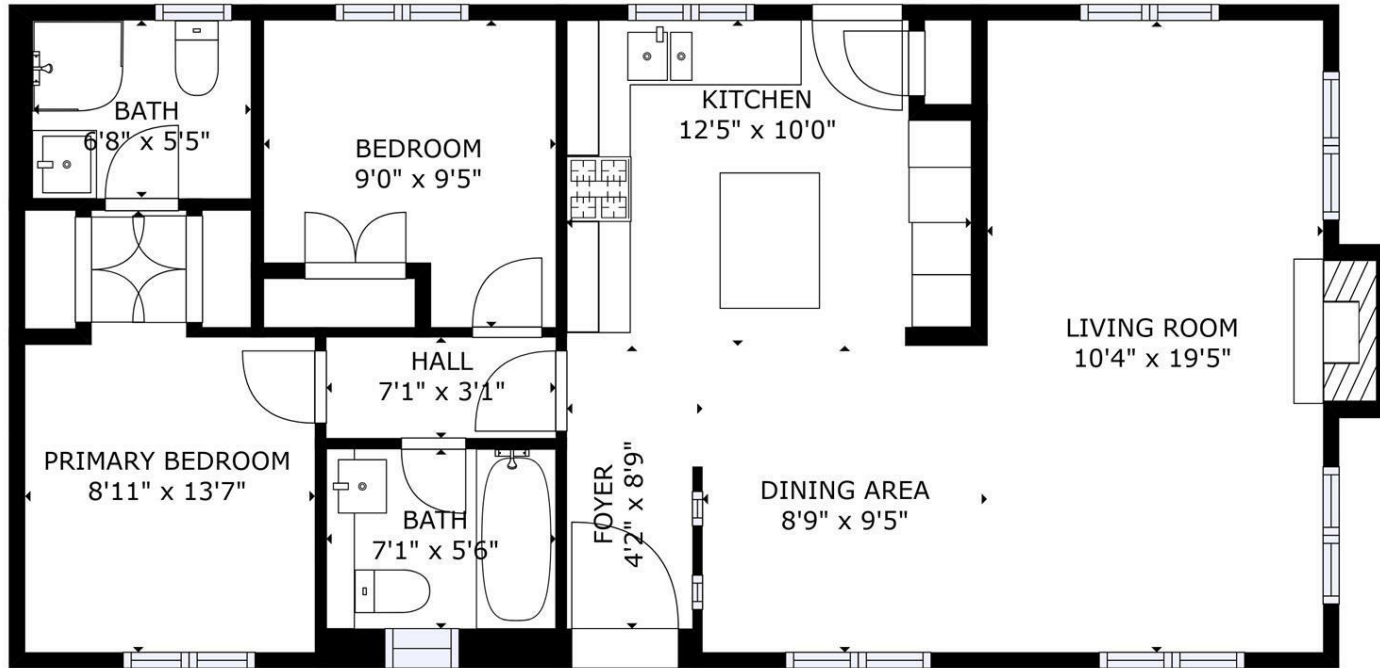
Approximately £1,400.00 per annum but may vary on depending on size of home. For more information please contact Rhondda Cynon Taf Council direct.

#### Pitch Fee

Pitch Fee 195.61 per month

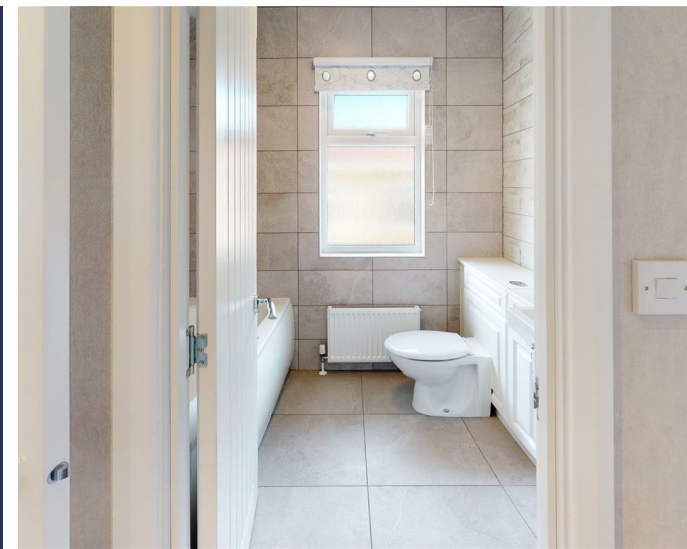






GROSS INTERNAL AREA  
 FLOOR 1: 774 sq. ft  
 TOTAL: 774 sq. ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1



# HARRIS & BIRT

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

