



103 Pont Pentre Park

Upper Boat, Pontypridd CF37 5YT

Price £168,000

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

Entrance 11'7 x 8'0 (3.53m x 2.44m)

The property is entered via UPVC front door with inset frosted windows. Carpet flooring. Papered walls. Coved and papered ceiling. Pendant ceiling light. Radiator.

Living Room 17'1 x 10'6 (5.21m x 3.20m)

UPVC double glazed windows to front and side. Papered walls. Coved and papered ceiling. Fitted carpet. Radiator. Pendant ceiling light. Wood effect electric fire with decorative mantel.

Dining Room 8'0 x 8'8 (2.44m x 2.64m)

UPVC double glazed window to side. Papered walls. Coved and papered ceiling. Fitted carpet. Radiator. Pendant ceiling light. Arch to living room and kitchen.

Kitchen 12'10 x 8'8 (3.91m x 2.64m)

Modern fitted kitchen with features including range of wall and base units. Laminate wood effect worksurfaces. Gas four ring hob with extractor. Electric fan oven. Chrome 1.5 bowl sink and drainer with swan neck. Tiled splash backs. Integrated fridge/freezer. Integrated dishwasher. Integrated washing machine and tumble dryer. Boiler. UPVC double glazed window. Wood effect tiled flooring. Papered walls. Coved and papered ceiling. UPVC door with inset frosted panel to the rear. UPVC double glazed window to rear.

Master Bedroom 3'3 x 13'10 (0.99m x 4.22m)

UPVC double glazed window to front. Range of built in bedroom furniture. Papered walls. Coved and papered ceiling. Fitted carpet. Pendant ceiling light.

En Suite 7'3 x 4'11 (2.21m x 1.50m)

Three piece suite in white comprising low level hidden cistern WC.

Wash hand basin set into unit. Walk in shower with tiled splash back and sliding glass door. Vinyl flooring. Papered walls. Coved and papered ceiling. Pendant ceiling light. Radiator. Frosted window to rear.

Bedroom Two 10'10 x 9'6 (3.30m x 2.90m)

UPVC double glazed window to rear. Range of built in bedroom furniture. Papered walls. Coved and papered ceiling. Fitted carpet. Pendant ceiling light

Bathroom 7'6 x 6'5 (2.29m x 1.96m)

Three piece suite in white comprising low level WC. Wash hand basin set into unit. Panelled bath with tiled panels. Tiled flooring. Tiled walls. Papered ceiling. Pendant ceiling light. Frosted glass window to front. Radiator.

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.

Outside

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

Council Tax

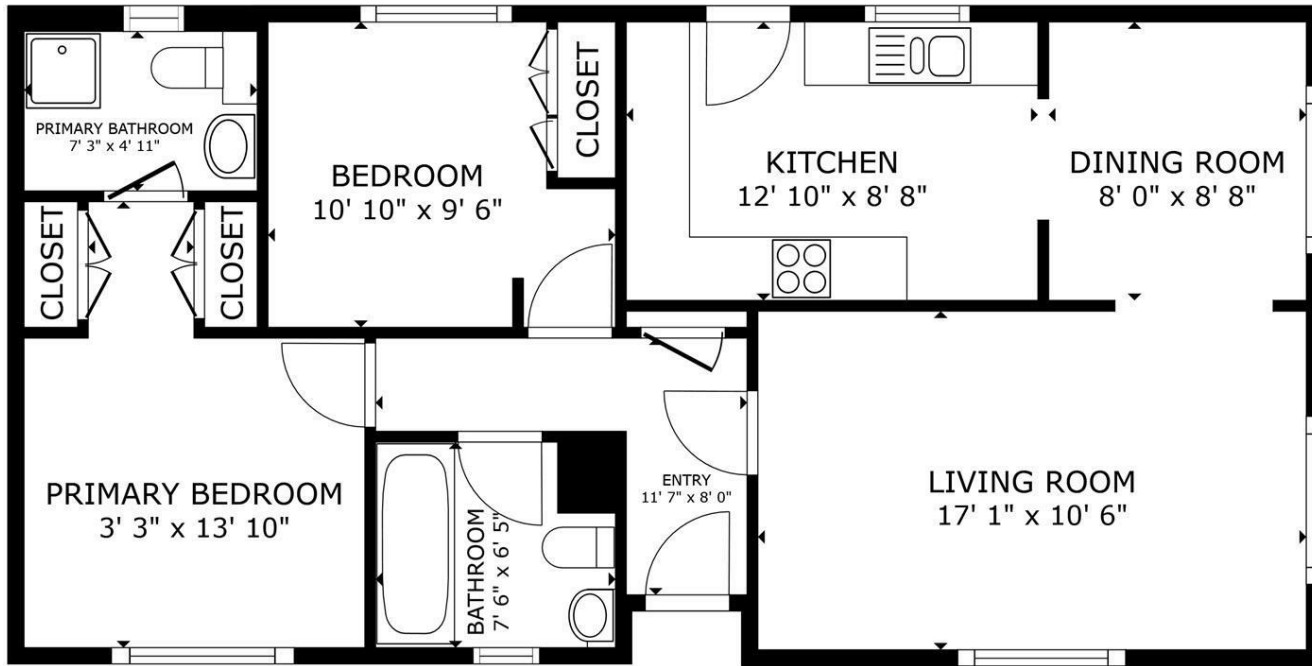
Approximately £1,400.00 per annum but may vary on depending on size of home. For more information please contact Rhondda Cynon Taf Council direct.

Pitch Fee

Pitch fee is 195.61 per month.







FLOOR PLAN

HARRIS & BIRT
 CHARTERED SURVEYORS &
 ESTATE AGENTS

GROSS INTERNAL AREA
 FLOOR PLAN 767 sq.ft.
 TOTAL : 767 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

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