



## 34 Pont Pentre Park

Upper Boat, Pontypridd CF37 5YT

Price £225,000

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 Hall

Entered via UPVC front door with inset frosted glass. Combination of tiled flooring and fitted carpet. Papered walls and ceiling. Pendant ceiling lighting. Sizeable coats and shoes cupboard with power points. Access to loft hatch.

### Living Room

UPVC double glazed windows to front and side with fitted curtains and electric remote controlled roller blinds. Fitted carpet. Papered walls. Papered and coved ceiling. Inset ceiling spotlighting. Coal effect electric fire set on hearth.

### Kitchen / Dining Room

UPVC windows to rear and side. UPVC sliding doors leading to rear patio. Tiled flooring. Space for dinning room table. Kitchen area is comprised of a range of wall and base units with concrete effect work surfaces. 1.5 sink and drainer. Integrated units include fridge freezer, washing machine, double oven and four ring electric hob.

### Utility Room

UPVC rear door with inset frosted glass leading out to rear patio. Papered walls. Papered and coved ceiling. Inset ceiling lighting. Range of wall and base units with concrete effect work surfaces with Inset stainless steel sink. Tiled splashbacks. Integrated units include washing machine and tumble dryer. Boiler housed to corner cupboard. Radiator.

### W/C

Tiled flooring. Pvc wall panelling. Low level wc with integrated wash hand basin cistern. Pendant ceiling lighting and extractor fan.

### Master Suite Bedroom One

UPVC window to the rear. Fitted carpet. Papered walls. Papered and coved ceiling. Pendant ceiling lighting.

### Master Suite Bathroom One

UPVC window to rear with inset frosted glass. Tiled flooring. Tiled walls. Papered ceiling. Pendant ceiling lighting. Extractor. Three piece suite in white comprised of low level w/c, wash hand basin with storage below and walk in shower cubicle.

### Walk in Wardrobe

Fitted carpet flooring. Number of hanging rails space for storage.

### Bedroom Two

UPVC window to front. Fitted carpet. Papered walls. Papered and coved ceiling. Pendant ceiling lighting. Built in wardrobe.

### Family Bathroom

UPVC window to front with inset frosted glass. Tiled flooring. Tiled walls. Papered ceiling. Pendant ceiling lighting. Extractor. Three piece suite in white comprised of low level w/c, wash hand basin with roll top bathtub. Airing cupboard.

### Outside

To the front of the property is parking for multiple cars laid to grey brick paviour. Access through to patio area through wrought iron gates to both sides. Large three teared low maintenance patio area . Secure private plot with plenty of space.

### Services

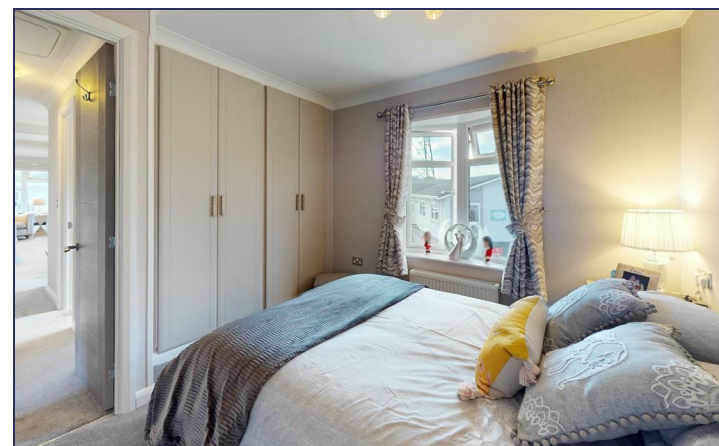
Mains gas, electric water and drainage. All windows to the front of the property have privacy film.

### Council Tax

Band B. For more information please contact Rhondda Cynon Taff Council direct.

### Pitch Fee

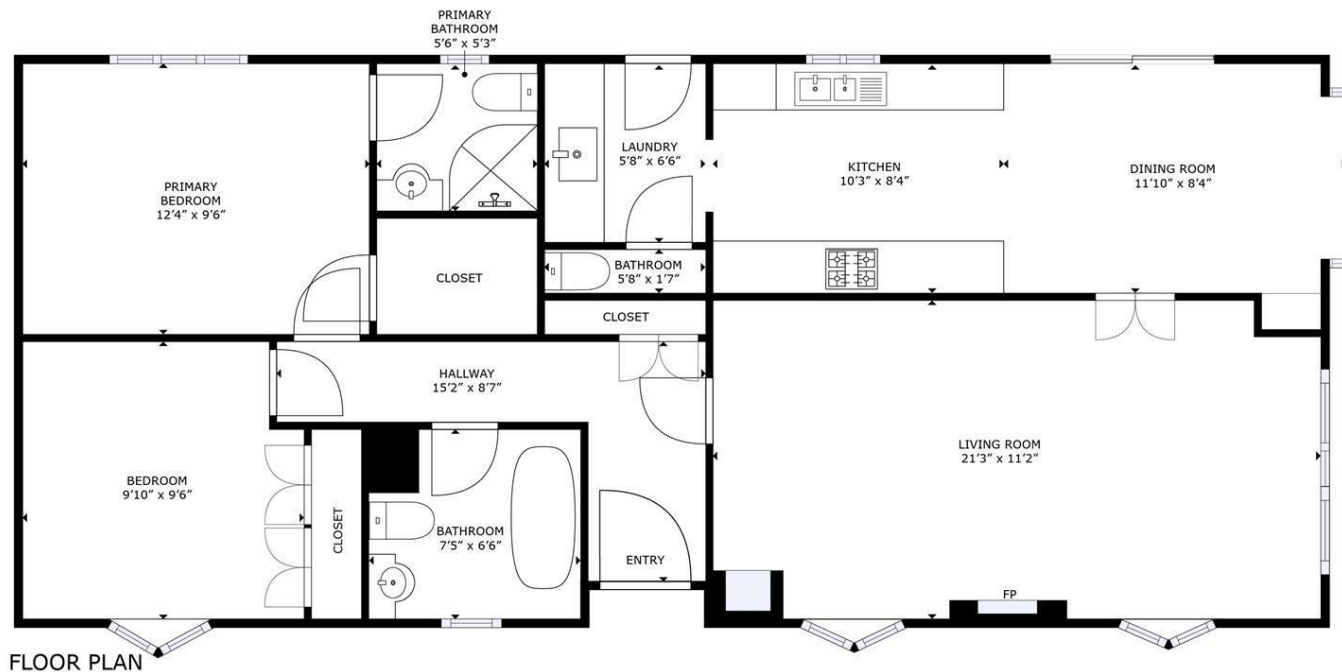
Pitch Fee is £195.61 per month



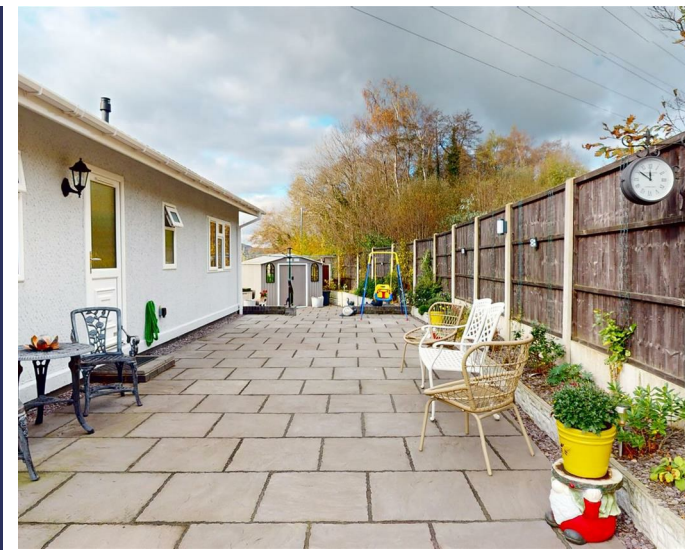








GROSS INTERNAL AREA  
FLOOR PLAN: 892 sq. ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

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