



106 Pont Pentre Parc

Upper Boat, Pontypridd, CF37 5YT

Guide Price £190,000

HARRIS & BIRT



Guide Price - £190,000 to £199,950.

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.

- Executive Double Unit
- Two Double Bedrooms
- Close to Local Amenities
- Offroad Private Parking
- Detached Residential Home
- Two Bathroom
- Pont Pentre Park is Exclusively for Persons Over the Age of 50
- Guide Price £190,000 to £199,950

Accommodation

Entrance

Entered via UPVC front door with inset frosted glass. Fitted carpet. Papered walls and ceiling. LED spotlights ceiling lighting. Sizeable coats and shoes cupboard with power points. Access to loft hatch.

Living Room

UPVC double glazed bay windows to front and side with fitted curtains. Fitted carpet. Papered walls. Papered and coved ceiling. Inset ceiling spotlighting. Feature coal effect electric fire.

Kitchen/Dining Room

UPVC windows to rear and side. Tiled flooring. Space for dinning room table and chairs. Kitchen area is comprised of a range of wall and base units with granite work surfaces. 1.5 sink and drainer with swan neck mixer tap and waste disposal. Space for fridge freezer and dishwasher. Electric double oven and gas four ring hob with extractor hood over. LED spotlights ceiling lighting

Utility

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

WC

Tiled flooring. Low level WC with integrated wash hand basin cistern. LED spotlights ceiling lighting and extractor fan.

Master Suite Bedroom One

UPVC bay window to the rear. Fitted carpet. Papered walls. Papered and coved ceiling. LED spotlights ceiling lighting.

Master Suite Bathroom One

UPVC window to rear with inset frosted glass. Tiled flooring. Tiled walls. Papered ceiling. LED spotlights 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 bay window to front. Fitted carpet. Papered walls. Papered and coved ceiling. LED spotlights ceiling lighting. Built in wardrobe.

Bathroom

UPVC window to front with inset frosted glass. Tiled flooring. Tiled walls. Papered ceiling. LED spotlights ceiling lighting. Extractor. Three piece suite in white comprised of low level w/c, wash hand basin. Walk in shower cubicle. Airing cupboard.

Outside

To the front of the property is parking for multiple cars laid to brick paviour. Slate Chippings & Patio Pathway. Outside Light. Access through to patio. 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.

Ground rent £198.21 PCM

Council Tax

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











FLOOR PLAN

HARRIS & BIRT
CHARTERED SURVEYORS &
ESTATE AGENTS

GROSS INTERNAL AREA
FLOOR PLAN 752 sq.ft.
TOTAL : 752 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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

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