



The Newmarket, 114 Pont Pentre Park

Upper Boat, Pontypridd CF37 5YT

Price £185,000

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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.

Accommodation

Entrance Hall

The property is entered via UPVC front door with inset obscure glazed vision panels. Papered walls. Two floor to ceiling vision panels. Papered ceiling. Carpet flooring. Radiator. Ceiling spotlight. Storage cupboards. Opening into kitchen/dining room.

Kitchen/Dining Room

Living Room

UPVC double glazed windows to side and front elevation. Papered walls and ceiling. Fitted carpet. Ceiling spotlights. Two radiators. Feature electric fire.

Master Bedroom

UPVC double glazed windows to side elevation. Papered walls and ceiling. Fitted carpet. Ceiling spotlights. Radiator. Fitted wardrobes. Door through to dressing area and en suite.

En Suite

Three piece suite in white comprising walk in shower cubicle with shower head fitment behind a sliding glass doors and tiled splashbacks. Low level dual flush WC. Wash hand basin with mixer tap set into vanity unit with storage below. Papered walls and ceiling. Tiled flooring. Ceiling spotlights. Radiator. Extractor fan. UPVC obscure glazed window to side.

Bedroom Two

UPVC double glazed window to side elevation. Papered walls and ceiling. Fitted carpet. Ceiling spotlights. Radiator. Fitted wardrobes.

Family Bathroom

Three piece suite in white comprising panelled bath with hot and cold taps. Low level dual flush WC. Wash hand basin with mixer tap set into vanity unit with storage below. Tiled walls. Papered ceiling. Tiled flooring. Ceiling spotlights. Radiator. Extractor fan. UPVC obscure glazed window to side.

Outside

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

Services

Mains gas, electric water and drainage.

Pitch Fee & Council Tax

Pitch Fee £198.21 PCM. Band B. For more information please contact Rhondda Cynon Taff Council direct.







HARRIS & BIRT

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