



2 Pont Pentre Park

Upper Boat, Pontypridd CF37 5YT

Price £165,000

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 11'7 x 7'10 (3.53m x 2.39m)

The property is entered via UPVC front door with inset frosted window with lead lining. Carpet flooring. Papered walls. Coved and papered ceiling. Radiator.

Living Room 16'11 x 10'7 (5.16m x 3.23m)

UPVC double glazed windows to front and Bay window to side. Papered walls. Coved and papered ceiling. Fitted carpet. Radiator. Pendant ceiling light. Electric wood effect fireplace with decorative mantel.

Kitchen 16'11 x 8'7 (5.16m x 2.62m)

Modern fitted kitchen in cream with features including wall and base units. Gas four ring hob with pull out extractor. Electric fan oven. Chrome 1.5 bowl sink and drainer with swan neck. Tiled splashbacks. Integrated fridge/freezer. Integrated dishwasher. UPVC double glazed window to rear. Tiled flooring. Papered walls. Coved and papered ceiling.

Dining Area

UPVC double glazed Bay windows to side. Papered walls. Coved and papered ceiling. Fitted carpet. Radiator. Pendant ceiling light.

Utility Room 5'9 x 7'7 (1.75m x 2.31m)

Range of wall and base units. Laminate worksurface with inset stainless steel sink with hot and cold mixer tap. Full length storage cupboard. Integrated washing machine and tumble dryer. Boiler. Tiled flooring. Papered walls. Coved and papered ceiling. Pendant ceiling light. UPVC window to rear.

Bedroom One 10'6 x 8'5 (3.20m x 2.57m)

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

En Suite 5'6 x 5'1 (1.68m x 1.55m)

Three piece suite comprising low level WC. Wash hand basin set into unit. Corner shower cubicle with tiled splash back. Vinyl flooring. Papered walls. Coved and papered ceiling. UPVC frosted glass window to side.

Bedroom Two 10'7 x 9'9 (3.23m x 2.97m)

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

Family Bathroom 7'1 x 6'6 (2.16m x 1.98m)

Three piece suite comprising large panelled bath. Low level WC. Wash hand basin set into unit with hot and cold taps. Extractor fan. Tiled flooring. Tiled walls. Papered ceiling. Pendant ceiling light. Radiator. UPVC frosted glass window to front.

Outside

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

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.

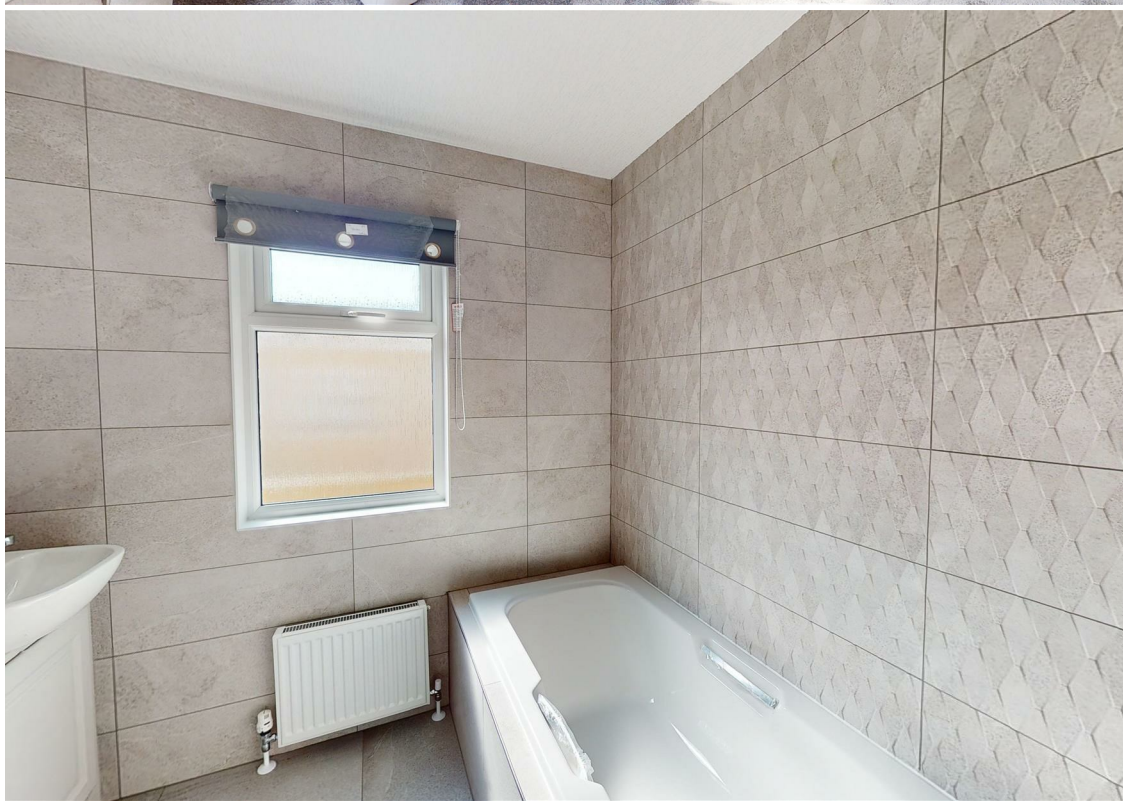
Pitch Fee

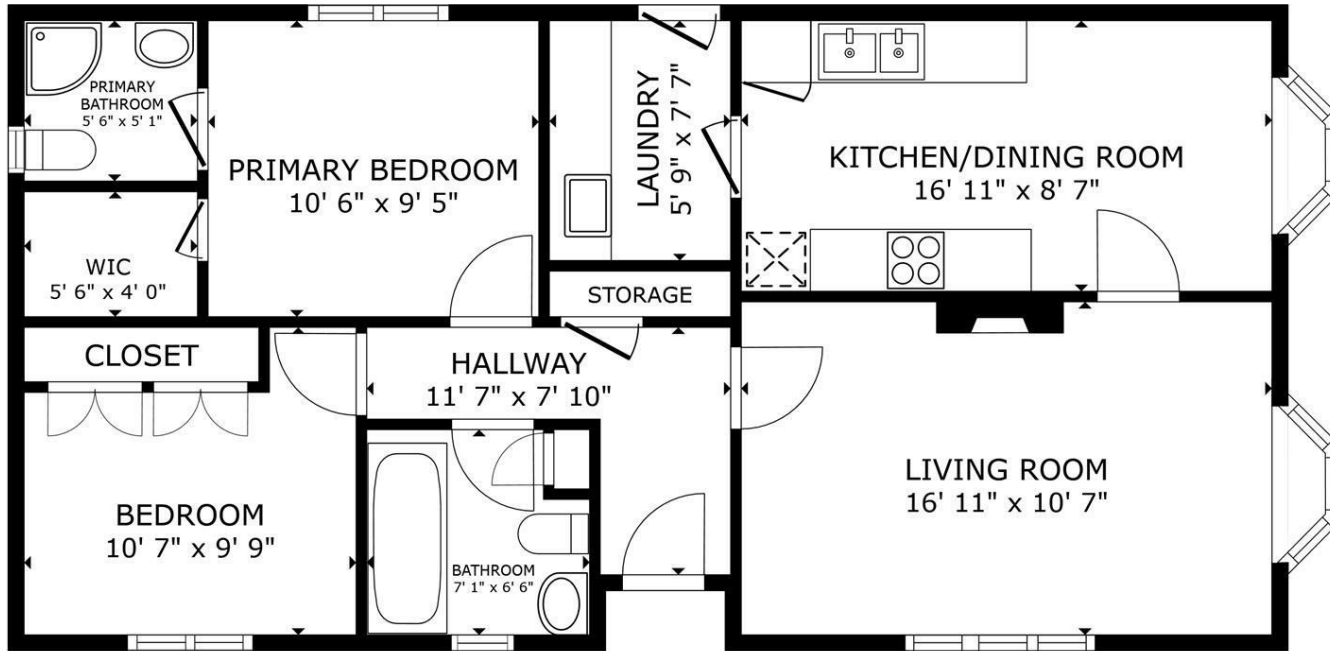
Pitch fee is 195.61 per month.

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.







FLOOR PLAN

HARRIS & BIRT
 CHARTERED SURVEYORS &
 ESTATE AGENTS

GROSS INTERNAL AREA
 FLOOR PLAN 778 sq.ft.
 TOTAL : 778 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

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