



Pont Pentre Park

Upper Boat Pontypridd, CF37 5YT

£174,995

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- EN-SUITE TO BEDROOM ONE
- OFF ROAD PARKING FOR 3 CARS
- STUNNING DECOR
- EXCELLENT TRANSPORT

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**** TWO DOUBLE BEDROOMS * EN-SUITE TO BEDROOM ONE * CONTEMPORARY BATHROOM * NO ONWARD CHAIN * OFF ROAD PARKING FOR THREE VEHICLES * MODERN KITCHEN WITH INTEGRATED APPLIANCES * OVER 50'S RESIDENTIAL DEVELOPMENT ****

Sell Right Estate Agents are pleased to bring to the market this spacious two bedroom park home set in a quiet and well maintained over 50's development in the Upper Boat area of Pontypridd. The property's convenient location allows for easy access to local schools, retail parks and supermarkets, as well excellent access to the A470 link road. The accommodation comprises of an entrance hallway, lounge/diner, modern kitchen, contemporary bathroom and two double bedrooms with an en-suite and walk in wardrobe being found in bedroom one. Externally the property showcases off road parking to the front and side as well as ample and low maintenance garden space to the side and rear. Please contact Sell Right Estate Agents to arrange your viewing.

Tenure: Leasehold/written statement under The Mobile Homes Act (Wales) 2013

Council Tax Band: B

Annual Gross Council Tax Charge: £1737.42

Site fees: £198.21 per month

Parking: Off road via driveway

Water - Mains feed

Electricity - Mains feed

Sewerage - Connected to public sewer

Heating - Mains fed gas via combi boiler

Broadband Availability Checker - <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone Coverage Checker - <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Entrance Hallway

UPVC double glazed window to front, double glazed composite door to front, papered walls and ceiling, tiled flooring, radiator, doors to built in storage and lounge/diner.

Lounge/Diner 20' 6" x 13' 11" (6.25m x 4.25m)

UPVC double glazed windows to front and side, papered walls and ceiling, carpet flooring, radiator, doors to inner hallway and kitchen.

Kitchen 13' 8" x 9' 4" (4.16m x 2.84m)

UPVC double glazed window and door to side, papered walls and ceiling, tiled flooring, radiator, wall and base units with laminate work tops and tiled splash backs, stainless steel sink unit with mixer tap, integrated appliances to include washing machine, tumble dryer, dishwasher, fridge/freezer, oven and gas hob with over head extractor hood.

Inner Hallway

Papered walls and ceiling, carpet flooring, loft access, doors to bathroom and two bedrooms.

Bathroom 8' 4" x 6' 4" (2.55m x 1.93m)

UPVC double glazed window to side, tiled walls and flooring, papered ceiling, radiator, wall units with under lighting, vanity W.C and wash hand basin unit, tiled bath.

Bedroom One 11' 1" x 9' 4" (3.37m x 2.84m)

UPVC double glazed window to side, papered walls and ceiling, carpet flooring, radiator, doors to en-suite and walk in wardrobe.

En-suite 5' 11" x 4' 11" (1.81m x 1.50m)

UPVC double glazed window to rear, papered and tiled walls, papered ceiling, tiled flooring, radiator, W.C, vanity wash hand basin, shower cubicle.

Bedroom Two 9' 5" x 9' 4" (2.86m x 2.84m)

UPVC double glazed window to side, papered walls and ceiling, carpet flooring, radiator, doors to fitted wardrobes.

GROUND FLOOR
712 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA : 712 sq.ft. (66.2 sq.m.) approx.
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DISCLAIMER

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Sell Right and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Sell Right or the vendors.

Measurements: Sell Right take great care when measuring, but these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc.

Services: Sell Right have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.