



34 Woodlands Residential Park, CF46 5AR

£110,000

New Horizons are delighted to offer this rare opportunity to purchase this modern park home in a highly popular location within a few minutes drive of the A470 with easy access to Merthyr Tydfil and Pontypridd. This exclusive residential park is for over 50's only so would appeal to someone looking for a quieter living experience and offers similar accommodation to a bungalow. Woodland residential park is situated on the banks of the river Taff and backs onto the Taff Trail with beautiful countryside walks and fishing on your doorstep.

This home is 24ft x 18ft with accommodation comprising of open plan lounge/kitchen/dining, two bedrooms, bathroom, double glazing, gas central heating, enclosed gardens and off road parking.

New Home, New Adventures, New Horizons!

Tel: 01443 555596 Email: sales@nhea.co.uk

ENTRANCE

Via obscured double glazed door.

KITCHEN/DINING ROOM 9'10" x 7'5" (3.02m x 2.28m)

Front and side facing double glazed window, coved and plastered ceiling, papered walls with tiled splash backs, cream finish kitchen with wall and base units and work surfaces, integrated electric fan assisted oven and gas hob with pull out extractor, stainless steel bowl and 1/2 sink unit with drainer and mixer tap, integrated washing machine, space for fridge and freezer, combi boiler cupboard, laminate flooring, radiator, opens to:-

LOUNGE 12'7" x 8'10" (3.86m x 2.70m)

Front facing double glazed window, double glazed patio doors to side, coved and papered ceiling, papered walls, laminate flooring, radiator, wall mounted electric fire, open arch to:-

HALLWAY

Coved and papered ceiling with loft access hatch, papered walls, continuation of laminate flooring, doors to all rooms.

BEDROOM ONE 7'7" x 8'0" (2.32m x 2.46m)

Side facing double glazed window, coved and papered ceiling, papered walls, built in wardrobes with internal radiator, radiator.

BEDROOM TWO 8'0" x 6'2" (2.46m x 1.88m)

Rear facing double glazed window, coved and papered ceiling, papered walls, radiator.

BATHROOM 5'3" x 5'2" (1.62m x 1.58m)

Side facing obscured double glazed window, coved and papered ceiling, papered walls with tiled splashbacks, white suite comprising of WC, vanity wash hand basin with pop up waste and panel bath with mixer tap and shower attachment, extractor, radiator.

PROPERTY INFORMATION

Water and Sewerage charges are included in this price so there is nothing extra to pay for either of these services.

Pets welcome.

Woodlands Park is exclusive to people aged 50+.

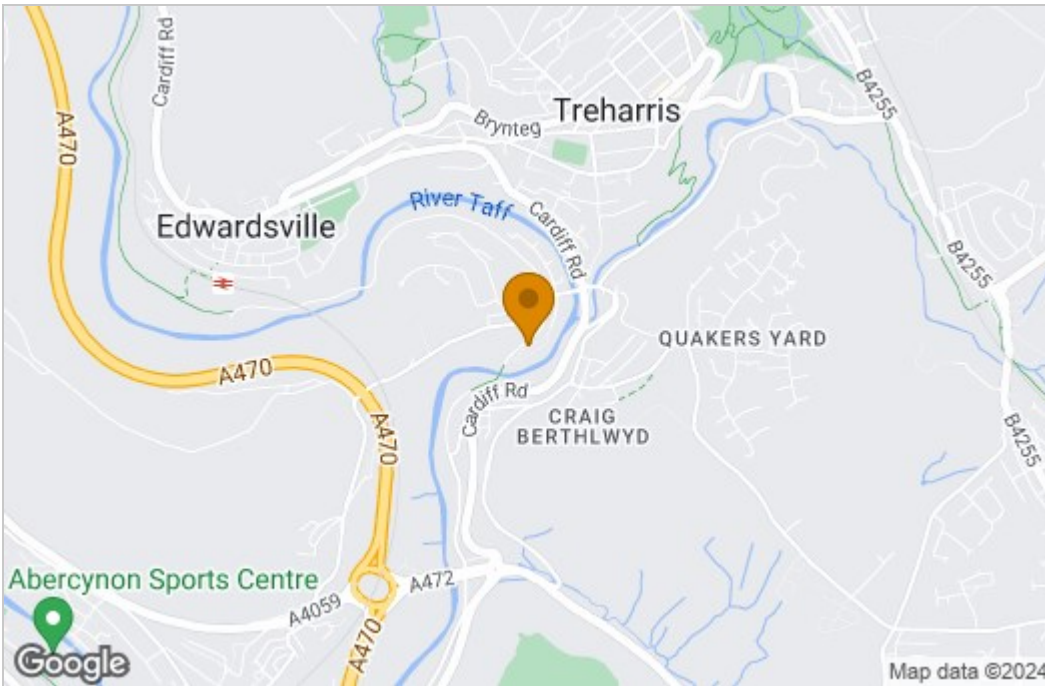
Local Authority is Merthyr Tydfil County Borough Council.

Leasehold on a full security tenure contract under the mobile homes act.

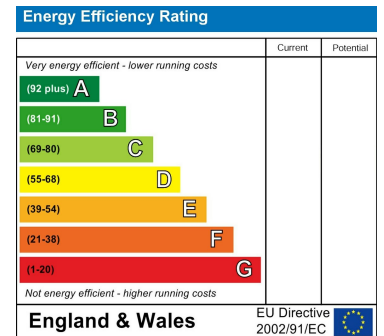
Council tax band B.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.