



34 Woodlands Residential Park, Treharris, CF46 5AR

£105,000

Welcome to this charming park home located in the serene Woodlands Residential Park in Treharris. This delightful property boasts a cosy reception room, two inviting bedrooms, and a well-appointed bathroom, making it the perfect retreat for those looking to downsize or enjoy a peaceful retirement.

Situated in a private residential park exclusively for the over 50s, this home offers a tranquil and secure environment for its residents. The property features parking space for one vehicle, ensuring convenience for homeowners and their guests.

One of the standout features of this park home is its idyllic location backing onto the picturesque Taff Trail, providing easy access to beautiful countryside walks right on your doorstep. For those who enjoy outdoor activities and exploring nature, this property offers the ideal setting to unwind and appreciate the natural surroundings.

Conveniently located just a few minutes' drive from the A470, this home offers easy access to major roadways, allowing residents to explore the surrounding areas with ease. Whether you're looking to venture into town for shopping and dining or simply enjoy a scenic drive, this property's location makes it a desirable choice for those seeking both convenience and tranquility.

Measuring 24ft x 18ft, this park home offers a comfortable living space that is easy to maintain, perfect for those looking to simplify their lifestyle and enjoy the benefits of park home living. Don't miss out on the opportunity to make this charming property your own and experience the joys of countryside living in this peaceful residential park... New Home, New Adventures, New Horizons!

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+.

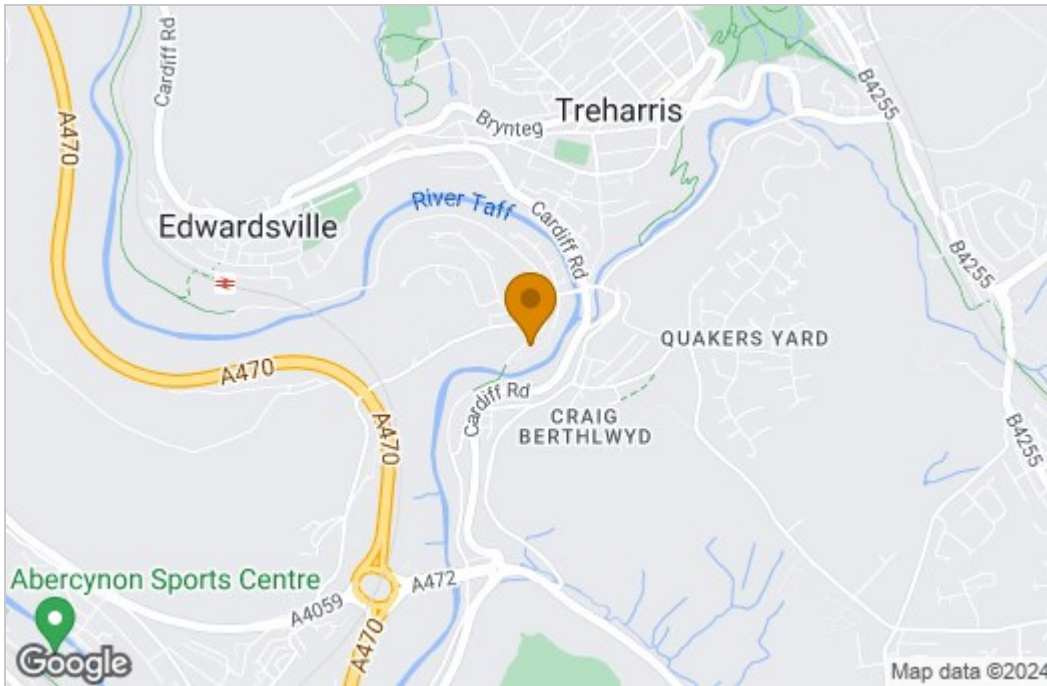
Local Authority is Merthyr Tydfil County Borough Council.

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

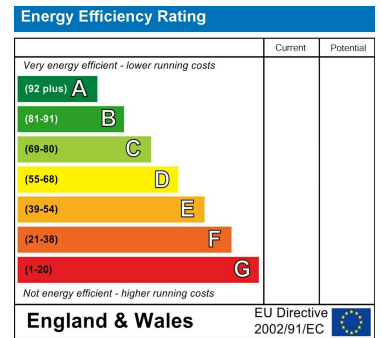
Council tax band B.

Floor Plan

Area Map



Energy Efficiency Graph



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