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[www.mr-homes.co.uk](http://www.mr-homes.co.uk)

**MR HOMES**  
SALES & LETTINGS



Pont Pentre, Upper Boat,  
Pontypridd  
CF37 5YT

Guide Price £190,000 to £199,950  
Pitch Fee = £198.23 Per Month

# Pont Pentre, Upper Boat, Pontypridd. CF37 5YT.

- NO CHAIN - DETACHED RESIDENTIAL PARK HOME - UPGRADED with TOP OF THE RANGE APPLIANCES
- IMMACULATELY PRESENTED - OPEN-PLAN LIVING
- EXCLUSIVE FOR RESIDENTS AGE 50+
- EN-SUITE TO MASTER BEDROOM
- 2x DOUBLE BEDROOMS
- FITTED WARDROBES & CUPBOARDS
- uPVC D/G WINDOWS with CLIMATE CONTROL FILM
- GAS C/H Powered by an ARISTON ONE
- PRIVATE 'BRICK-PAVED' DRIVEWAY



NO CHAIN - CASH BUYERS ONLY  
DETACHED RESIDENTIAL PARK HOME, UPGRADED with TOP OF  
THE RANGE APPLIANCES - EXCLUSIVELY OVER 50's  
MOVE STRAIGHT IN  
MAJORITY OF QUALITY FURNITURE IS FOR SALE

**MR HOMES** Offer **FOR SALE** this 2-Bedroom Detached Static Park Home. You can stay on site all year round, The Property comprises in brief; Entrance Hallway, Living Room Open-Plan to the Dining Room & Fitted Kitchen with a Laundry/Utility Room Just Off. From the Mid-Hallway is the Master Bedroom with Fitted Walk-in-Wardrobe with Hanging Rails & Fixed Shelving, Bedroom 2 with Fitted Wardrobe, The Main Shower Room and access to an Insulated & Boarded Loft with Light via Attached Ladders. Attractive & Low-Maintenance Front Garden and an Enclosed Rear & Side Garden. Outside Lighting & Outside tap. Large Storage/Work Shed with PowerPoints & Lighting. Private 'Brick-Paved' Driveway to Side. uPVC Double Glazing Windows with Climate Control Film & Gas Central Heating Powered by an Ariston One Combi-Boiler.



360 VR Tour Link >

<https://tour.giraffe360.com/pontpentrepark106alp>

Council Tax Band = B.

Mains Electricity, Water & Sewage Connected to Mains Drains.  
Broadband & Mobile Signal Coverage.

[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)



## Outside Front

Low Maintenance Front Garden Slate Chippings & Patio Pathway Outside Light

## Entrance Hallway - 9' 5" x 4' 0" (2.87m x 1.22m)

Entered via uPVC Glazed Front Door Fitted Carpet Covings to Ceiling Radiator Heating Thermostat Side Partition to Lounge Doors Leading to Bedroom, 1, Bedroom 2, Bathroom & Storage Cupboard

## Open-Plan Lounge/Dining Room - 19' 4" x 16' 8" (5.89m x 5.08m)

Fitted Carpet to Lounge/Dining Area uPVC D/g windows to Front and Side in Lounge and Rear and Side of Dining Room Radiators in both the Lounge and Dining Room Covings to Ceiling Inset Spot Lighting to Ceiling Leading to Kitchen

## Kitchen with Top of the Range Appliances -

Tiled Flooring uPVC D/g window to Side Matching Wall & Base Units with Complimentary Work Surfaces Over & Tiled Splashbacks Stainless Steel Sink, Quarter Bowl & Drainer with Swan Neck Mixer Tap & Waste Disposal. Gas Four Ring Hob with Extractor Hood Over Integrated Electric fan oven Space for fridge/freezer & Dishwasher Covings to Ceiling Inset Spotlights to Ceiling Open-Plan access to Laundry/Utility Room

## Laundry/Utility Room - 7' 6" x 5' 9" (2.28m x 1.75m)

Matching Wall and Base Units with Complimentary Work Surface Over with Inset stainless steel sink Tiled Splashbacks Space for Washing Machine and Tumble Dryer Radiator Ariston One Combi-Boiler Housed in Corner Cupboard. Covings to Ceiling Inset Ceiling Lighting Door Leading to Hallway uPVC D/g Frosted Glass Door Leading Out to Enclosed Patio Garden Accessed By 4 Steps.

## Mid-Hallway - 7' 3" x 3' 0" (2.21m x 0.91m)

Fitted Carpet, Hatch to Insulated & Boarded Loft via Attached Ladders, Doors to; Main Shower Room, Master Bedroom, & Bedroom 2.

## Shower Room - 7' 3" x 6' 6" (2.21m x 1.98m)

Fully Tiled Floor and Walls Three Piece Suite in White, Comprising of A Corner Quadrant Shower Cubicle, Tiled Internally with Integrated Shower and Shower Head Attachment. Close-Coupled W.c, Fitted Wash Hand Basin with Mixer Tap Set in Vanity Unit Ceiling Inset lighting uPVC D/g Opaque Window with Fitted Blind to Front Fitted Mirror-Fronted Wall Cabinets. Extractor Unit Radiator

## Master Bedroom - 10' 9" x 9' 5" (3.27m x 2.87m)

Fitted Carpet Radiator Covings to Ceiling uPVC D/g Bay Window to Rear Inset Lighting to Ceiling Door to Storage Space Door leading to En-suite Bathroom

## En-Suite - 5' 6" x 5' 0" (1.68m x 1.52m)

Fully Tiled Floor and Walls Three Piece Suite in White, Comprising of A Corner Quadrant Shower Cubicle, Tiled Internally with Integrated Shower and Shower Head Attachment. Close-Coupled W.c, Fitted Wash Hand Basin with Mixer Tap Set in Vanity Unit Ceiling Inset lighting uPVC D/g Opaque Window with Fitted Blind to Rear Fitted Mirror-Fronted Wall Cabinets. Extractor Unit

## Bedroom 2 - 10' 10" x 7' 6" (3.30m x 2.28m)

Fitted Carpet Radiator Covings to Ceiling uPVC D/g Bay Window to Rear Inset Lighting to Ceiling Doors to Two Double Fitted Wardrobes

## Private 'Brick-Paved' Driveway

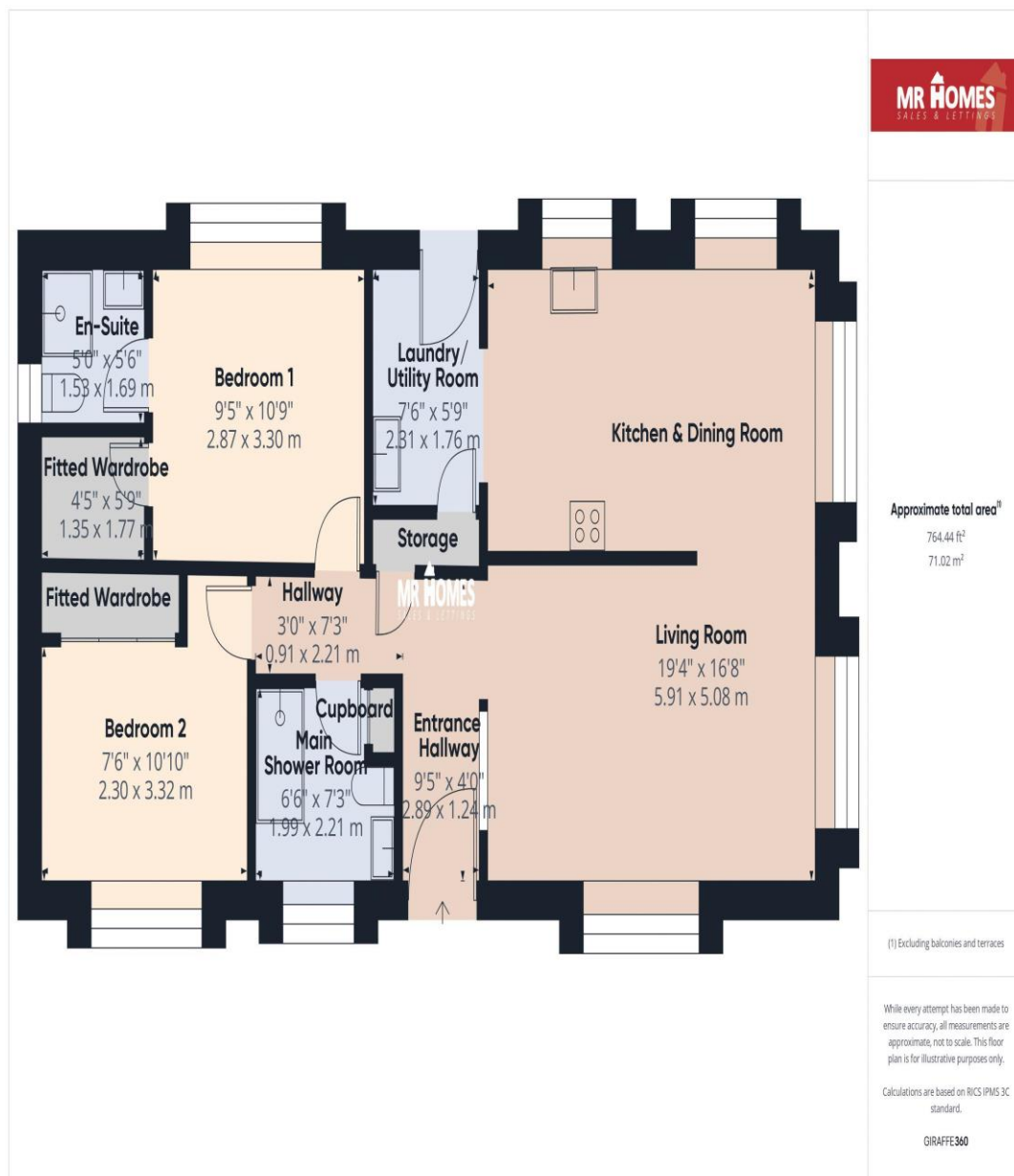
## Side/Rear Garden

Large Laid Patio Area with Laid Chipping Edging wrapping Around from The Rear and Both Sides of Property Wrought Iron Gate Leading to Front Outdoor Lights & Tap Fixed Outbuilding/Storage Shed Entered by A Large Lockable uPVC Door.

## Storage Shed - PowerPoints & Lighting



**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. Prospective purchasers are to make their own enquiries and satisfy themselves as to the position regarding any planning consents and building regulation approvals. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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