



Pleasant View Park

Trecynon, Aberdare, CF44 9AE

£159,995



- ** EXCEPTIONALLY WELL PRESENTED RECENTLY REFURBISHED DETACHED PARK HOME BUNGALOW
- ** UPVC DOUBLE GLAZED WINDOWS AND GAS CENTRAL HEATING
- ** SITUATED ON A GOOD SIZE LANDSCAPED PLOT ENJOYING STUNNING RURAL VIEWS
- ** DRIVEWAY WITH AMPLE OFF ROAD PARKING FOR MULTIPLE CARS
- ** POPULAR RESIDENTIAL RETIREMENT DEVELOPMENT OVER 50
- ** ENTRANCE HALL. STUDY/STORAGE ROOM. LOUNGE. FITTED KITCHEN/DINER. CONSERVATORY.
- ** MODERN FITTED SHOWER ROOM. 2 FITTED BEDROOMS. MODERN EN-SUITE SHOWER ROOM
- ** WITHIN WALKING DISTANCE OF THE VILLAGE OF TRECYNON
- ** NO DOGS ALLOWED
- ** COUNCIL TAX BAND C. £104.50 PER MONTH MAINTENANCE CHARGE



Entrance Hall

Upvc double glazed front door.

Study/Storage Room

Upvc double glazed window. Radiator. Fitted wall cupboards.

Lounge 14'7 x 13'6 (4.45m x 4.11m)

3 upvc double glazed windows and patio doors. 2 radiators. Feature fire surround.

Fitted Kitchen/Diner 10' x 19'5 (3.05m x 5.92m)

With a modern range of wall and base units incorporating stainless steel sink unit, cooking is by gas, provision for plumbed in washing machine, breakfast bar, wall mounted gas boiler serving hot water and heating system. Radiator. Upvc double glazed window to front and rear aspect. Space for fridge/freezer.

Conservatory 9'4 x 5'6 (2.84m x 1.68m)

Upvc double glazed windows and doors.

Inner Hall

With doors to bedrooms and shower room. Loft access

Shower Room 6' x 6'6 (1.83m x 1.98m)

Modern suite in white comprising shower enclosure, wash hand basin, w.c., chrome heated towel rail. Upvc double glazed window.

Bedroom 1 10'9 x 9'6 (3.28m x 2.90m)

Upvc double glazed bay window to front aspect. Window seat with storage, fitted wardrobes and fitted drawers.

En-suite Shower Room

With modern suite in white comprising shower cubicle, vanity wash hand basin, w.c., radiator. Upvc double glazed window to side aspect.

Bedroom 2 10'3 x 9'5 (3.12m x 2.87m)

Upvc double glazed window to rear aspect. Fitted mirror fronted wardrobe. Radiator.

Outside

Entrance drive with off road parking. Gravelled hard standing. Wooden garden storage shed. Artificial grass. Large paved patio. Outside tap. Outside lights.

Disclaimer

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The Property Misdescription Act 1991

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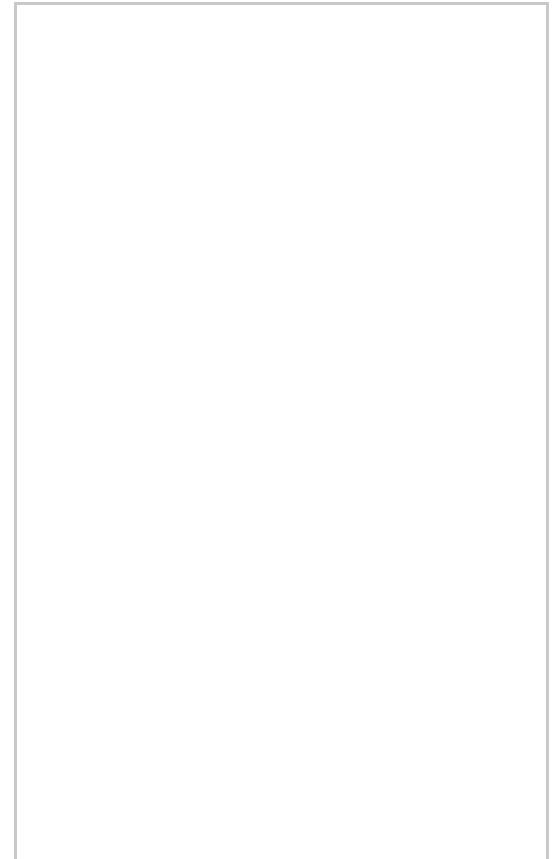
Tenure

Leasehold. £104.50 PER MONTH MAINTENANCE CHARGE


Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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