



Pleasant View Park

Trecynon, Aberdare, CF44 9AE

£162,500



Welcome to this charming park home bungalow located in Pleasant View Park, Trecynon, Aberdare. This delightful property boasts 2 reception rooms, 2 bedrooms, and 1 bathroom, making it a comfortable inviting space to call home.

Exceptionally well presented, this detached bungalow offers modern amenities including UPVC double glazed windows and gas central heating, ensuring comfort and energy efficiency throughout the year. The property sits on a generous landscaped plot, providing stunning rural views.

As you approach the property, you are greeted by a driveway offering ample off-road parking, a convenience that is always appreciated. Situated in a popular residential retirement development for over 50s, this home offers a peaceful and secure environment for its residents.

Step inside to discover an inviting interior featuring an entrance hall, a spacious Lounge, a modern fitted kitchen/diner, and a lovely sun room where you can relax and unwind. The modern fitted shower room and 2 fitted bedrooms provide comfort and convenience.

Conveniently located within walking distance of the village of Trecynon, you'll have easy access to local amenities and services including local bus stop at the site entrance. Please note that this property does not allow dogs, cats are accepted ensuring a peaceful living environment for all residents. With a council tax band B and a maintenance charge of £108.00 per month.

Don't miss out on the opportunity to own this beautiful park home bungalow in a tranquil setting.



ENTRANCE HALL

Upvc double glazed front door. Radiator. Laminate flooring.

SHOWER ROOM 5'5 x 6'7 (1.65m x 2.01m)

With modern suite in white comprising shower enclosure, wash hand basin and w.c., chrome heated towel rail. upvc double glazed window to side aspect.

BEDROOM 1 10' x 9'5 (3.05m x 2.87m)

Upv double glazed bow window to side aspect. Radiator. Fitted wardrobes and fitted drawers. Window seat.

BEDROOM 2 9'5 x 11'8 (2.87m x 3.56m)

Upvc double glazed bow window to side aspect. Radiator. Fitted wardrobes.

Lounge 10'7 x 18'10 (3.23m x 5.74m)

Two radiators. Modern electric fire. Two upvc double glazed bow windows to side and front aspect. Double double glazed doors gives access to kitchen

Fitted Kitchen/Diner 18' x 8'8 (5.49m x 2.64m)

With a modern range of wall and base units incorporating integrated fridge/freezer, electric hob and oven, dishwasher, washing machine, sliding larder cupboard, Ceramic sink unit. Radiator. Upvc double glazed bow window to front aspect.

Sun Room 12'2 x 9'5 (3.71m x 2.87m)

Upvc double glazed windows and patio doors to rear garden.

Outside

Situated in a quiet cul-de-sac position enjoying superb rural views. Mature well presented gardens laid to lawn with flower and shrub borders . Driveway with off road parking, Outbuildings with power and light connected.

Tenure

Leasehold.

Disclaimer

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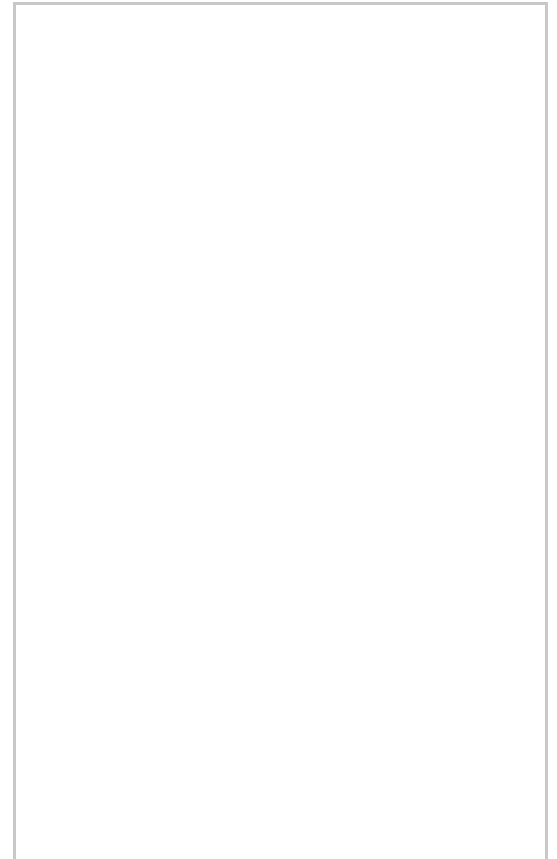
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Area Map



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 