



## Pleasant View Park

Trecynon, Aberdare, CF44 9AE

£159,995



Welcome to this charming park home located in the serene Pleasant View Park, Trecynon, Aberdare. This well-presented detached property is exclusively for the over 50s, offering a peaceful and secure environment for its residents.

As you step into the property, you are greeted by an inviting entrance porch leading to a modern fitted kitchen/diner, perfect for hosting family and friends. The property boasts two good size bedrooms. The modern shower room adds a touch of luxury, while the sunroom provides a tranquil space to unwind and enjoy the natural light.

With two reception rooms, including a comfortable lounge, there is ample space for both entertaining and quiet evenings in. The gas central heating ensures warmth throughout, while the double-glazed windows offer both energy efficiency and peace and quiet.

Outside, the property features well presented front, side, and rear gardens, allowing you to enjoy the outdoors in the privacy of your own home. The pleasant position of the property provides stunning views to the front, creating a picturesque setting to wake up to each day.

Additionally, the property offers off-road parking, ensuring convenience for you and your guests. For those with feline companions, cats are allowed on the premises, although unfortunately, dogs are not permitted. Monthly maintenance of £108.00. Council Tax band B

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.





### Porch

Upvc double glazed windows and front door

### Fitted Kitchen/Diner 8'5 x 16'1 (2.57m x 4.90m)

With a modern range of wall and base units, hob and oven, 1 1/2 bowl sink unit, provision for plumbed in washing machine. Radiator. Double glazed window to front and side aspect.

### Lounge 10'8 x 16'7 (3.25m x 5.05m)

Two radiators. Upvc double glazed window to front aspect.

### Hallway

Airing cupboard with radiator.

### Shower Room

Modern suite in white comprising shower, vanity wash hand basin and w.c., Chrome heated towel rail

### Bedroom 1 11' x 7'8 to front of wardrobe (3.35m x 2.34m to front of wardrobe)

Radiator. Upvc double glazed window. Fitted wardrobes and chest of drawers.

### Bedroom 2 7'7 x 8'2 to front of wardrobe (2.31m x 2.49m to front of wardrobe)

Radiator. Range of fitted wardrobes.

### Sun Room 9'7 x 7'8 (2.92m x 2.34m)

Upvc double glazed window to rear aspect. Radiator.

### Outside

Well presented gardens mainly laid to lawn with a variety of shrubs and plants. Driveway with off road parking. Outbuilding.

### Tenure

Leasehold with a monthly maintenance charge of £108,000

### Disclaimer

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The Property Misdescription Act 1991

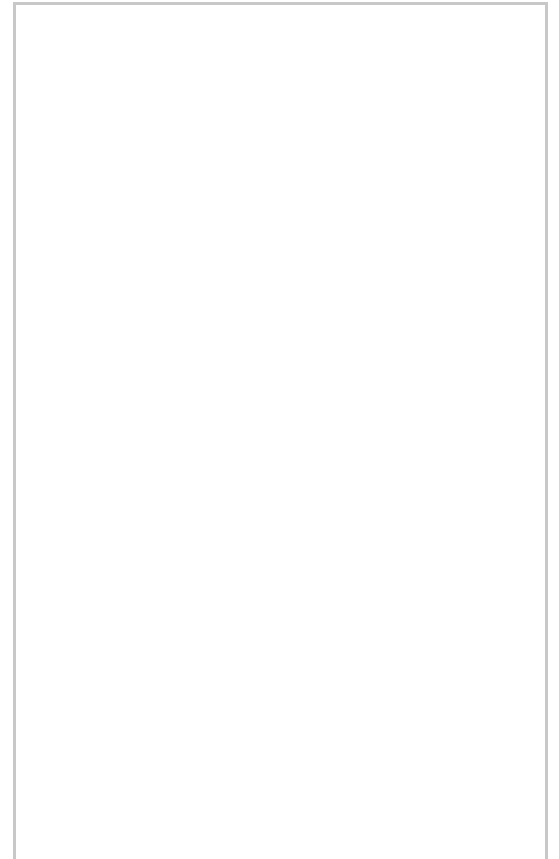
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## Area Map



## 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	

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