



27 CARDIFF STREET, ABERDARE, CF44 7DP

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## Pleasant View Park

Trecynon, Aberdare, CF44 9AE

£149,995



We are pleased to offer for sale this 2 bedroom Detached Park Home, pleasantly sited on residential retirement site within access of the Village of Trecynon and Aberdare Town Centre. Benefitting from a lounge, modern fitted kitchen, 2 bedrooms, shower room. Gas central heating. UPVC double glazed windows.

Pleasant View Park in Trecynon, Aberdare, this delightful detached park home offers a perfect blend of comfort and modern living. This detached Park Home property is exclusively for the over 50s, offering a peaceful and secure environment for its residents. With two double bedrooms, both featuring fitted wardrobes, this property is ideal for individuals or couples seeking a quiet setting.

The heart of the home is a modern fitted kitchen/diner, which provides an inviting space for cooking and entertaining. The sitting room boasts pleasant mountain views to the side, creating a serene atmosphere to relax and unwind. A recently fitted shower room adds a touch of elegance, ensuring convenience and style.

This property benefits from double glazed windows and gas central heating, providing warmth and energy efficiency throughout the year. Additionally, off-road parking and an outside storage shed enhance the practicality of this lovely home.

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 £112.00 per month. This park home is not just a place to live; it is a lifestyle choice that offers comfort, convenience, and a sense of community.



Entrance hall

Upvc front door. Radiator. Cloaks cupboard.

Lounge 10'7'0" x 18'0"

Electric wall mounted fire. Radiator x 2. UPVC double glazed window to front and side aspect.

Fitted kitchen/diner 8'6'0" x 18'1"

With a modern range of wall and base units incorporating stainless steel sink provision for plumbed in washing machine. Gas hob and oven. Tiled splash back areas. Radiator. UPVC double glazed door to side and window to front aspect.

Shower room

With modern shower suite in white comprising wash hand basin, low level w.c., radiator. UPVC double glazed window to side aspect.

Bedroom 1 11'5'0" x 9'5'0" max 7'6'0" min

Radiator. Fitted wardrobe with radiator.

Bedroom 2 9'6'0" x 9'5'0"

Fitted wardrobe with radiator. Radiator. Fitted dressing table and drawers.

Outside

Corner plot location with gardens and off road parking. Garden storage shed.

Disclaimer

N.B Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained herein.

The particulars do not constitute an offer or contract, and statements herein are made without responsibility, or warranty on the part of the Vendor or Manning Estate Agents, neither of whom can hold themselves responsible for expenses incurred should the property no longer be available. Items shown in photographs are NOT included unless specifically mentioned in particulars. They may however be available by separate negotiation.

The Property Misdescription Act 1991

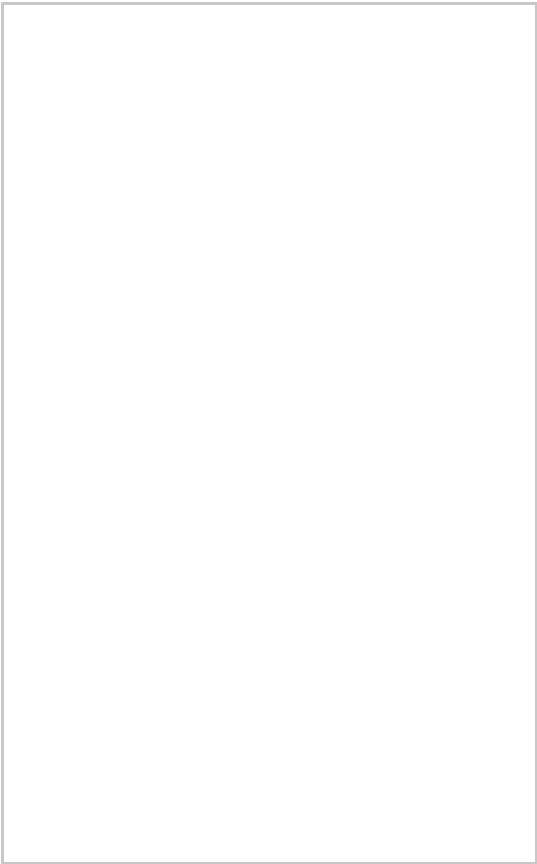
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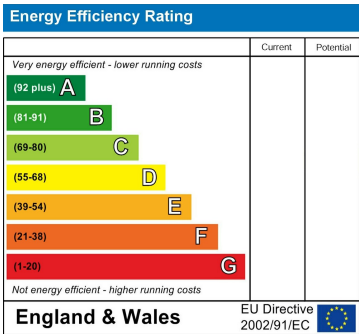
Area Map



Floor Plans



Energy Efficiency Graph



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