



Pont Pentre Park, Upper Boat offers over £170,000

- Council Tax Band - B
- No Onward Chain
- Sold Fully Furnished
- Highly Sought After Development
- Exclusively Over 50's
- Off-Road Parking
- Stunning Garden Space
- EPC Rating: Exempt



 2  2  1



About the property

A gorgeous park home located in the sought after development of Pont Pentre Residential Park which is exclusively for over 50's offering convenient access to local amenities and transport links. Sold fully furnished with no onward chain for a smooth and quick sale.

Accommodation

Entrance Porch

Enter via composite from door into porch, ceiling light, access into reception room.

Reception Room

20' 7" max x 13' 10" max (6.27m max x 4.22m max)
Bay window to the front, windows to the side, ceiling lights, carpeted flooring, access into kitchen.

Kitchen

11' 5" max x 9' 4" max (3.48m max x 2.84m max)
Matching wall and base units with counter top over, sink with drainer, integrated gas hobs, oven and extractor fan. Integrated appliances include fridge/freezer, washing machine, air filter tumble dryer and dishwasher. Wall-mounted combination boiler within units. Ceiling lights, window to the side, door leading out to garden space.

Hallway

Carpeted flooring, ceiling light, access into bedrooms and bathroom.



Bathroom

8' 5" max x 6' 4" max (2.57m max x 1.93m max)
 Three-piece suite comprising w/c, wash basin and bath, feature lighting, ceiling lights, mirrored storage cupboards, window to the side.

Bedroom 1

11' 1" max x 9' 3" max (3.38m max x 2.82m max)
 Window to the side, ceiling light, access into walk-in wardrobe where there is lighting and clothes rails. Access into en-suite.

En-Suite

6' 6" max x 4' 9" max (1.98m max x 1.45m max)
 Three-piece suite comprising w/c, wash basin and shower cubicle, ceiling light, window to the rear.

Bedroom 2

7' 5" max x 9' 4" plus wardrobes (2.26m max x 2.84m plus wardrobes)
 Window to the side, ceiling light, fitted wardrobes.

External

Externally, there is a wrap around patio area with newly installed railings surrounding the plot. There is off-road parking to the front secured with gates.

Services

We are advised all services are connected to mains, fixed water tariff with unlimited water usage.

Please Note

This development is exclusively over 50's. There are two pets allowed per park home.

Floorplan



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