



27 CARDIFF STREET, ABERDARE, CF44 7DP

TEL: 01685 878000 FAX: 01685 878000



Pleasant View Park

Trecynon, Aberdare, CF44 9AE

£119,995



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 views to the front, 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

Radiator. Fitted carpet. Airing cupboard housing recently installed in December 2024 gas boiler serving hot water and heating system.

Lounge 16'7 x 10'9 (5.05m x 3.28m)

Double glazed windows to front aspect. 2 x radiators, Fitted carpet. Modern fire and surround.

Fitted Kitchen/Diner 17' x 8'5 (5.18m x 2.57m)

Recently installed modern range of cream wall and base units incorporating electric hob and oven, stainless steel sink unit, provision for plumbed in washing machine. Storage cupboard. Double glazed windows to front and side aspect. Door to rear.

Modern Shower Room 6'9 x 5'6 (2.06m x 1.68m)

Modern fitted vanity wash hand basin, w.c., shower enclosure. Double glazed window to side aspect. Radiator.

Bedroom 1 9'5 x 11' (2.87m x 3.35m)

Double glazed window to rear aspect. Fitted wardrobes, drawers and dressing table. Radiator.

Bedroom 2 8' x 9'5 (2.44m x 2.87m)

Radiator. Double glazed window to rear aspect. Fitted wardrobes and drawers.

Outside

Tenure

Leasehold £112.00 per month services charge

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.

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The Property Misdescription Act 1991

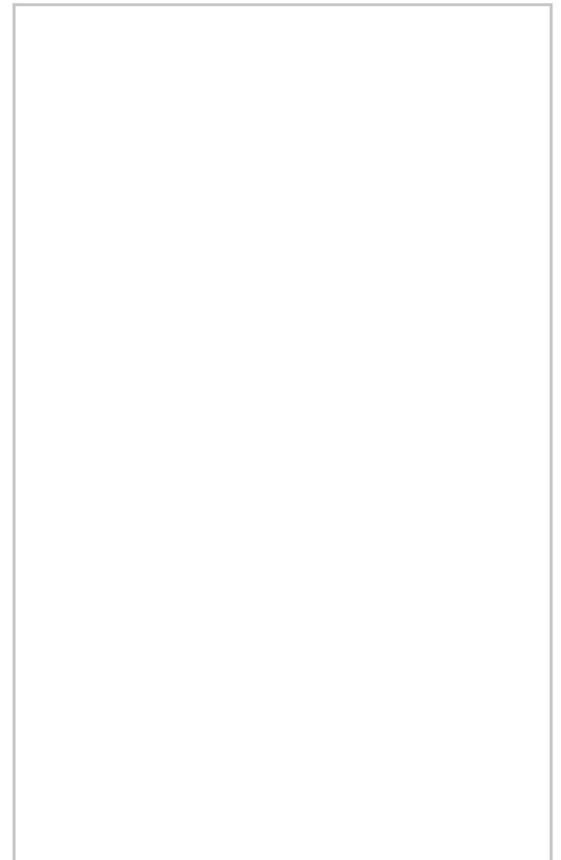
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Area Map



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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Tel: 01685 878000 Email: info@manningestateagents.co.uk <https://www.manningestateagents.co.uk>