



**Pleasant View Park, Trecynon,
Aberdare. CF44 9AE**

FOR SALE
£210,000



- **2 BEDROOM PARK HOME**
- **FAMILY BATHROOM & ENSUITE**
- **BEAUTIFUL WELL KEPT GARDENS**



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Property Description

T Samuel Estate Agents are delighted to bring to market this beautifully presented two-bedroom park home, occupying a desirable sunny aspect plot with stunning panoramic views across the surrounding mountainside.

The current owners have taken great pride in maintaining both the property and its grounds, which is immediately apparent upon viewing. The gardens are immaculately manicured and beautifully maintained, creating a lovely outdoor space in which to relax and enjoy the peaceful surroundings. The property also benefits from off-road parking for up to four vehicles.

One of the real highlights of this lovely home is the balcony, where you can sit back, unwind and take in the amazing panoramic views across the surrounding mountains. Whether enjoying your morning coffee or relaxing at the end of the day, this is a wonderful space to appreciate the beautiful setting.

Internally, the accommodation is light, bright and thoughtfully arranged. The entrance hall provides a welcoming introduction to the property and benefits from a useful storage cupboard.

The heart of the home is the impressive open-plan living space, with clearly defined areas for the living room, dining area and kitchen. The kitchen incorporates a convenient breakfast bar, creating a sociable space for everyday dining and entertaining.

The living accommodation is flooded with natural light thanks to the dual-aspect windows and patio doors, which open directly onto the balcony. The combination of the generous open-plan layout, natural light and far-reaching views creates a lovely feeling of space throughout.

The master bedroom is a comfortable and well-proportioned room, with the added benefit of a dressing room leading through to a private en-suite shower room.

There is also a second double bedroom, providing excellent accommodation for family or guests, together with a family bathroom.

Outside, the property continues to impress with its beautifully maintained gardens and sunny aspect, providing a peaceful and attractive setting. There is also ample

off-road parking for up to four vehicles.

Situated in Trecynon, the property enjoys a pleasant setting while remaining conveniently located just a short drive from Aberdare town centre. Aberdare offers a wealth of shops, cafés, restaurants and everyday amenities, with the surrounding area also providing access to beautiful countryside and scenic walks.

This is a wonderful opportunity to acquire a well-cared-for park home in a superb position, offering comfortable accommodation, beautifully maintained gardens, ample parking and truly impressive panoramic mountain views. Over 50's private residential park

An early viewing is highly recommended to fully appreciate all that this lovely home has to offer.

Entrance

Access to the front of the property is via a ramp and provides access to the UPVC front door. The entrance opens into a welcoming hallway, with a useful storage cupboard positioned directly ahead, providing the perfect space for coats, shoes and other everyday essentials. From the entrance hall, the accommodation flows seamlessly through into the open-plan living area, creating a bright, spacious and practical layout ideal for modern living.

Kitchen

3.45 m x 2.85 m

From the entrance area, there is a natural and seamless flow through to the modern kitchen, which was fitted approximately three years ago and finished in stylish contemporary grey tones. The kitchen features a range of matching wall and base units, complemented by attractive worktops and a convenient breakfast bar, creating a practical space for both everyday cooking and casual dining.

The kitchen is light and airy, enhanced by a UPVC window and a UPVC door providing access to the rear of the property. It is well equipped with an integrated gas hob, eye-level oven, dishwasher and washing machine, offering excellent functionality and convenience. Laminate flooring completes the room, adding to its modern and easy-to-maintain appeal.

Living area

7.14 m x 5.75 m

The spacious open-plan living area provides a versatile and welcoming space, incorporating clearly defined living and dining areas. The room is flooded with natural light, benefiting from multiple UPVC windows positioned to take full advantage of the surrounding views and create a bright and airy atmosphere.

The living area also features patio doors



opening directly onto a panoramic balcony, offering a wonderful opportunity to sit back and enjoy the beautiful outlook. From the balcony and living space, there are scenic views across the garden and towards the surrounding mountainside, providing a particularly attractive backdrop.

The room is well equipped for everyday living, with radiators and ample power points conveniently positioned throughout. Fitted carpeting adds warmth and comfort, completing this generous and adaptable living and dining space.

Bedroom 1

4.07 m x 2.67 m

The generously proportioned master bedroom offers a comfortable and stylish retreat, featuring attractive textured panelled walls and ceiling detailing that adds character and a contemporary feel to the room. A UPVC window to the front of the property allows plenty of natural light into the space while offering views towards the front of the home.

The bedroom is finished with fitted carpeting, a radiator and a good selection of power points for everyday convenience. A particularly appealing feature is the adjoining dressing area, which benefits from fitted wardrobes providing excellent storage and keeping the bedroom itself feeling spacious and uncluttered. The dressing area then leads through to a private en-suite, creating a practical and well-appointed principal bedroom suite.

Ensuite

2.00 m x 1.66 m

The master bedroom benefits from a convenient and well-appointed en-suite shower room, designed with both style and practicality in mind. The room features a modern corner shower, complemented by contemporary spotlights and a wash hand basin set within a stylish vanity unit, providing



excellent additional storage.

A WC completes the suite, while a UPVC window to the rear allows natural light and ventilation. A chrome heated towel rail adds a touch of luxury while ensuring towels remain warm and dry, creating a comfortable and functional en-suite space.

Bedroom 2

2.95 m x 2.78 m

The second double bedroom is a well-proportioned and inviting space, offering plenty of room for a range of bedroom furniture and storage solutions. The textured panelled walls and ceiling add a stylish decorative feature, giving the room a contemporary yet warm feel.

The bedroom is finished with fitted carpeting for added comfort, together with a radiator and conveniently positioned power points, making it a practical and comfortable room suitable for family, guests or home-working requirements.

Family bathroom

1.95 m x 1.79 m

A fantastic addition to the home is the well-appointed family bathroom, thoughtfully designed with a stylish combination of textured panelled walls and ceiling, complemented by attractive feature tiling. The room offers a contemporary and inviting finish while providing everything needed for modern family living.

The bathroom features a full-size bath, ideal for relaxing, together with a wash hand basin set within a practical vanity unit, offering useful additional storage. A WC and chrome heated towel rail complete the suite, while laminate flooring provides a durable and easy-to-maintain finish.

Outside space



The property benefits from an exceptional and beautifully maintained outdoor space, offering a fantastic combination of practicality, privacy and stunning panoramic views. To the front, there is generous off-road parking for up to four vehicles, providing excellent convenience for both residents and visitors. There is also a useful storage shed, which is currently utilised by the vendor as a home workshop and offers a versatile space for hobbies, tools or additional storage.

Patios extend to both sides of the property, providing the perfect choice whether you are looking to enjoy the sunshine or find a cooler, shaded spot throughout the day. The principal side garden is predominantly laid to lawn and has been meticulously maintained by the current vendor, creating an attractive and inviting outdoor area.

Raised borders add further interest, planted with a lovely selection of colourful perennial plants, alongside several established fruit trees. The garden provides an excellent space







EPC

FLOORPLAN



Misdescriptions Act 1991

The Agent has not tested any apparatus, equipment fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Data Protection Act 1998

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