

Pont Pentre Park, Upper Boat, Pontypridd, CF37 5YT
£170,000



- No Onward Chain
- Two Double Bedrooms
- Pont Pentre Park is Exclusively for Persons Over 50's Only
- Master Bedroom, En-suite & Walk-in Wardrobe
- Low Maintenance Rear Garden
- Off-Road Parking
- Great A470/M4

Description...

James Douglas is delighted to welcome this two double bedroom detached park home property to the market. Set in the ever popular area of Upper Boat, Pontypridd. The perfect purchase for any prospective buyer over 50 years old looking for that perfect retirement property. In brief terms the accommodation comprises an entrance hallway, bathroom, bedroom two, bedroom one, walk-in wardrobe, en-suite, living room, kitchen/diner and utility room all on the ground floor. Mains gas fired central heating (Ariston combi boiler) and UPVC double glazed windows and doors throughout. Off-road block paved parking for two/three cars to the front and side. East facing low maintenance rear garden space complemented by patio slabs and chippings. Council tax band B.

****SOME ITEMS OF FURNITURE INCLUDED/NEGOTIABLE****

****OFF-ROAD BLOCK PAVED PARKING****

FANTASTIC OPPORTUNITY TO ACQUIRE THIS TWO DOUBLE BEDROOM DETACHED PARK HOME. EAST FACING REAR GARDEN WITH SIDE ACCESS ON BOTH SIDES. OFF-ROAD BLOCK PAVED PARKING. VIEWINGS COME HIGHLY RECOMMENDED.

****3D WALK THROUGH TOUR AVAILABLE****

****PRIVATE OVER 50's LUXURY PARK HOME – STYLISH, ACCESSIBLE & READY TO MOVE INTO****

Pont Pentre Park is within close proximity of Upper Boat and Pontypridd town centre or within a couple of minutes drive of the local shopping precincts. Pontypridd town centre includes a wide range of shops and sporting and recreational facilities. There are useful mainline railway stations in Treforest and Pontypridd town centres. Easy access to the M4 motorway brings other major centres including the capital city of Cardiff, Newport and Swansea within commuting distance.

Additional Information

Tenure: Leasehold / Occupation agreement/written statement under the mobile homes (Wales) act 2013.

EPC: N/A

Council Tax Band: B

Pitch Fee: £198.21 per month

Accommodation...

- Entrance Hallway
- Bathroom
- Bedroom Two
- Bedroom One
- Walk-in Wardrobe
- En-suite
- Living Room
- Kitchen/Diner
- Utility
- Outside
- Directions





Floorplan

Energy Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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 