



## 67 Pont Pentre Park, Pontypridd, CF37 5YT

### £160,000

Nestled within the serene surroundings of Pont Pentre Park in Upper Boat, Pontypridd, this immaculate park home offers a delightful retreat for those aged over 50. The property boasts a well-designed open plan living space that seamlessly combines comfort and style. The attractive living room features a charming fireplace, creating a warm and inviting atmosphere, while the modern kitchen is equipped with built-in appliances, perfect for culinary enthusiasts.

This home comprises two spacious bedrooms, each fitted with wardrobes, providing ample storage space. The spa bath/shower room adds a touch of luxury, ensuring relaxation at the end of the day.

Convenience is key, as this property is ideally situated near Midway Retail Park and Tesco Extra, with easy access to main roads leading to Cardiff and Merthyr. The park home also benefits from off-road parking for two vehicles, along with paved seating areas that offer a lovely outdoor space for enjoying the fresh air.

This property comes highly recommended, and early viewing is advised to fully appreciate the charm and comfort it has to offer. Whether you are looking to downsize or seeking a peaceful community, this park home is an excellent choice.

## Entrance

Double glazed patio doors.

## Living Room 13'2" x 11'1" (4.02 x 3.38)



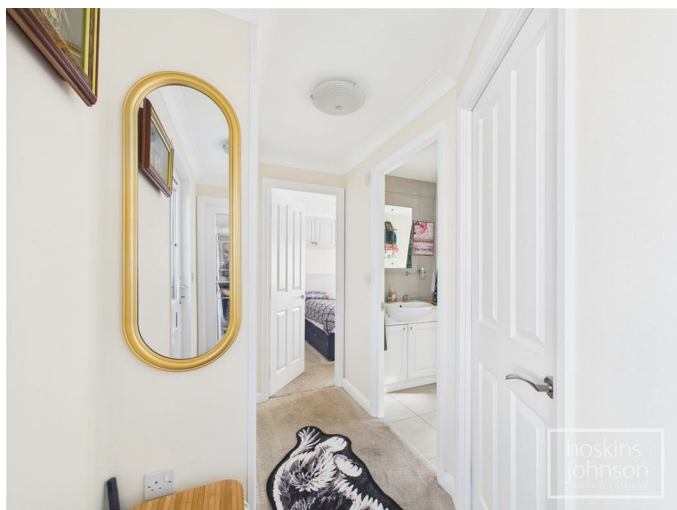
Double glazed windows to front and side, two radiators, coved ceiling, fireplace with flame effect electric fire, open plan to kitchen.

## Kitchen/Dining Area 13'1" x 8'2" (4.01 x 2.49)



Fitted with a range of modern base and wall cupboards with tiled splash backs, stainless steel sink unit, gas hob and electric oven with extractor hood above, integral fridge, freezer, washing machine and tumble drier, concealed wall mounted gas combi boiler, tiled floor, coved ceiling, double glazed window to side.

## Inner Hall



Half glazed door to side, built in storage cupboard, radiator, coved ceiling.

## Bedroom 1 11'2" x 8'6" (3.41 x 2.61)



Double glazed window to side, radiator, coved ceiling, fitted wardrobes and drawer units.

## Bedroom 2



Double glazed window to side, radiator, coved ceiling, attic access, built in double wardrobe and drawers.

## Bathroom



Spa shower/bath, wc, wash hand basin, part tiled walls, tiled floor, radiator, coved ceiling, double glazed window to side.

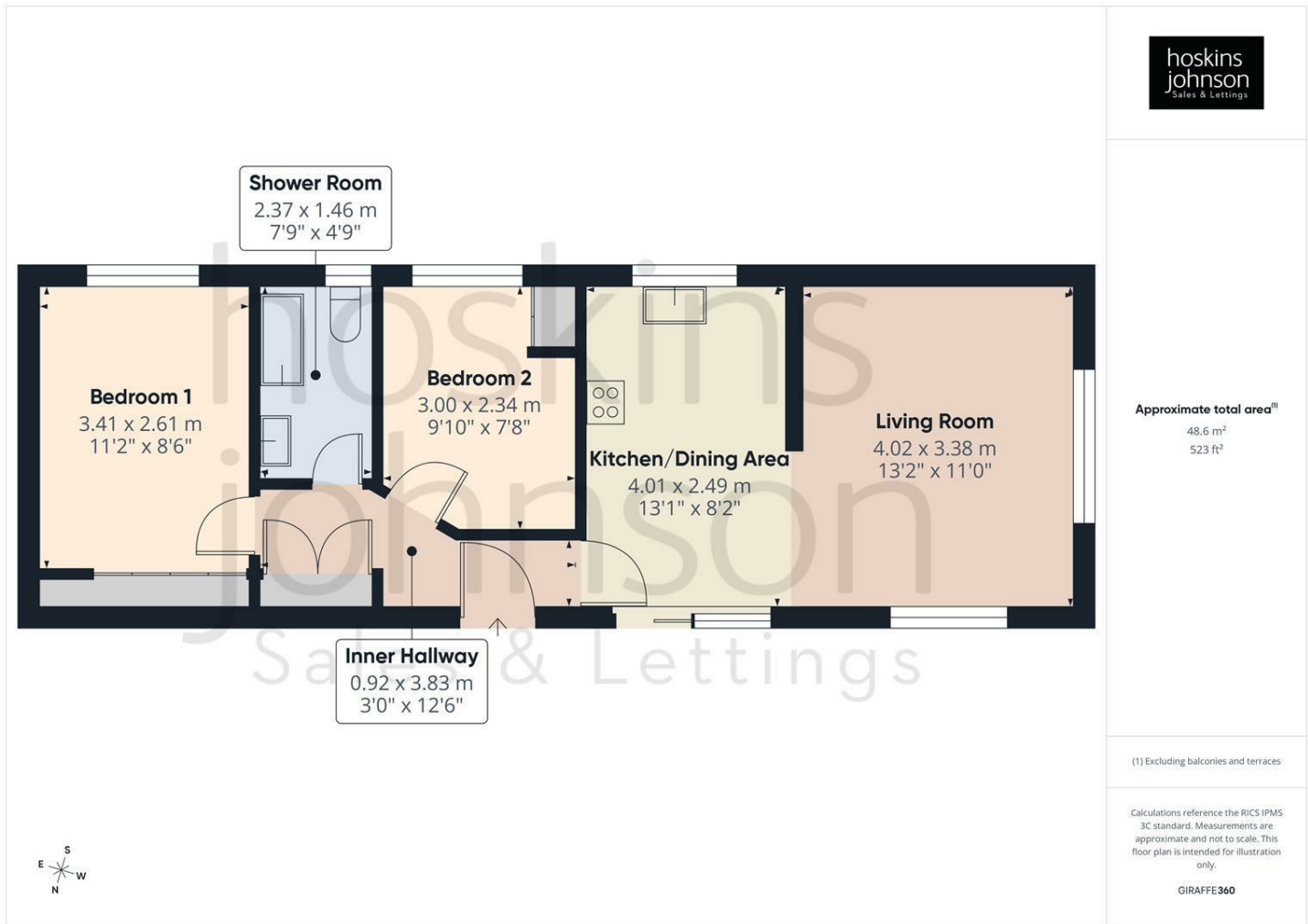
## Outside



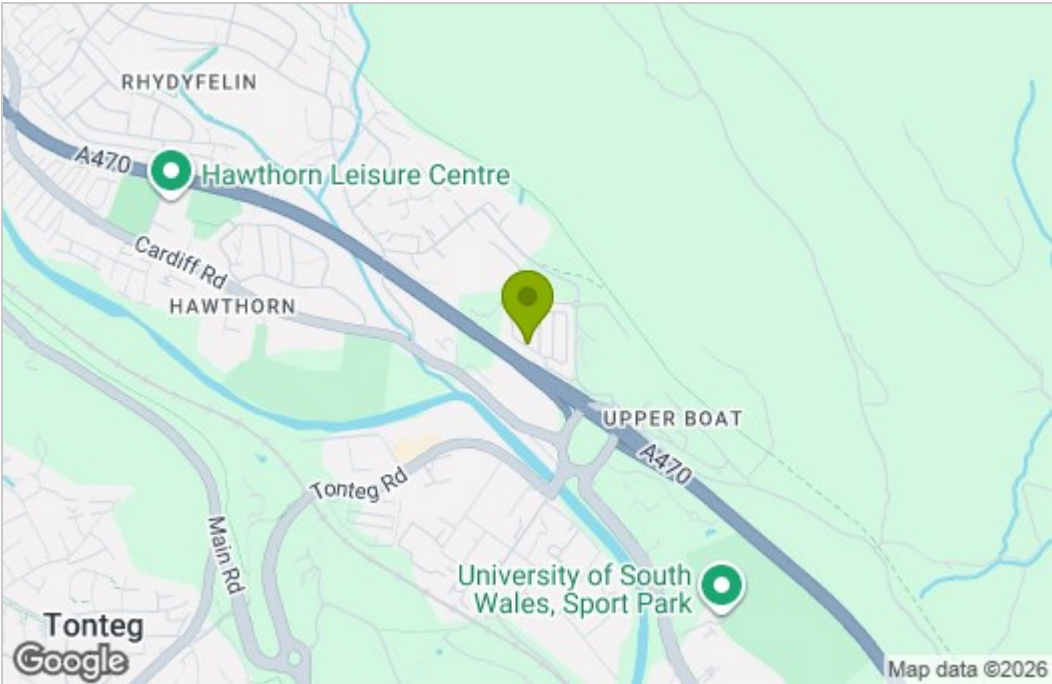
Off road parking for 2 vehicles.

Paved space around the park home providing sunny and shady seating areas.

Floor Plan



Area Map



Energy Efficiency Graph

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