



hoskins  
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## 85 Pont Pentre Caravan Park, Pontypridd, CF37 5YT

**£170,000**

Nestled within the serene surroundings of Pont Pentre Caravan Park in Upper Boat, this exquisite park home is designed for those aged over 50 seeking a modern and comfortable lifestyle. This high specification property boasts a large lounge/diner, complete with a remote control flame effect fire, creating a warm and inviting atmosphere for relaxation and entertaining.

The contemporary kitchen is a true highlight, featuring a range of built-in appliances that cater to all your culinary needs. With two generously sized double bedrooms, this home offers ample space for rest and rejuvenation. The master bedroom is particularly impressive, featuring a walk-in wardrobe, while the second bedroom is equipped with fitted units, ensuring plenty of storage.

The luxury main bathroom is designed with mood lighting, providing a tranquil space to unwind after a long day. Additionally, this property includes a second, en-suite shower room, enhancing convenience for residents and guests alike.

Parking is a breeze with space for up to three vehicles, making it easy for visitors to come and enjoy the beautiful surroundings. The park home is ideally situated close to local amenities and shops, ensuring that everything you need is within easy reach.

This property is not just a home; it is a lifestyle choice, offering comfort, modernity, and a sense of community in a picturesque setting. Whether you are looking to downsize or simply seeking a peaceful retreat, this park home is a perfect choice.

## Entrance



Double glazed composite entrance door and side panel.

## Lobby



Radiator, tiled floor, large storage cupboard with radiator.

Lounge/Diner 20'6" x 9'8" (6.26 x 2.97)



An excellent size main reception room with double glazed windows to front and side, two radiators, vaulted ceiling with spotlights, remote control electric, flame effect fire.

Kitchen 13'5" x 9'4" (4.09 x 2.87)



Comprehensively fitted with a range of grey gloss

base and wall cupboards with tiled splash backs and under cabinet lighting, stainless steel sink unit, gas hob with extractor hood above, double oven, integral fridge, freezer, washing machine, tumble drier and dishwasher, tiled floor, vaulted ceiling with spotlights, cupboard housing gas combination boiler, double glazed window and door to side.

## Rear Lobby



Access to bedrooms and bathroom.

Bedroom 1 11'1" x 9'5" (3.39 x 2.88)



Double glazed window to side, radiator, coved ceiling, fitted drawers, bedside cupboards and overhead storage.

Walk in wardrobe.

## En-Suite Shower Room



Tiled mains powered shower cubicle, wc, wash hand basin, tiled floor, radiator, double glazed window to rear.

Bedroom 2 9'5" x 7'4" (2.89 x 2.25)



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

Bathroom



Attractively fitted with a modern three piece suite in white comprising panelled bath, wc, wash hand basin, storage cupboards, tiled walls and floor, radiator, mood lighting, double glazed window to side.

Outside



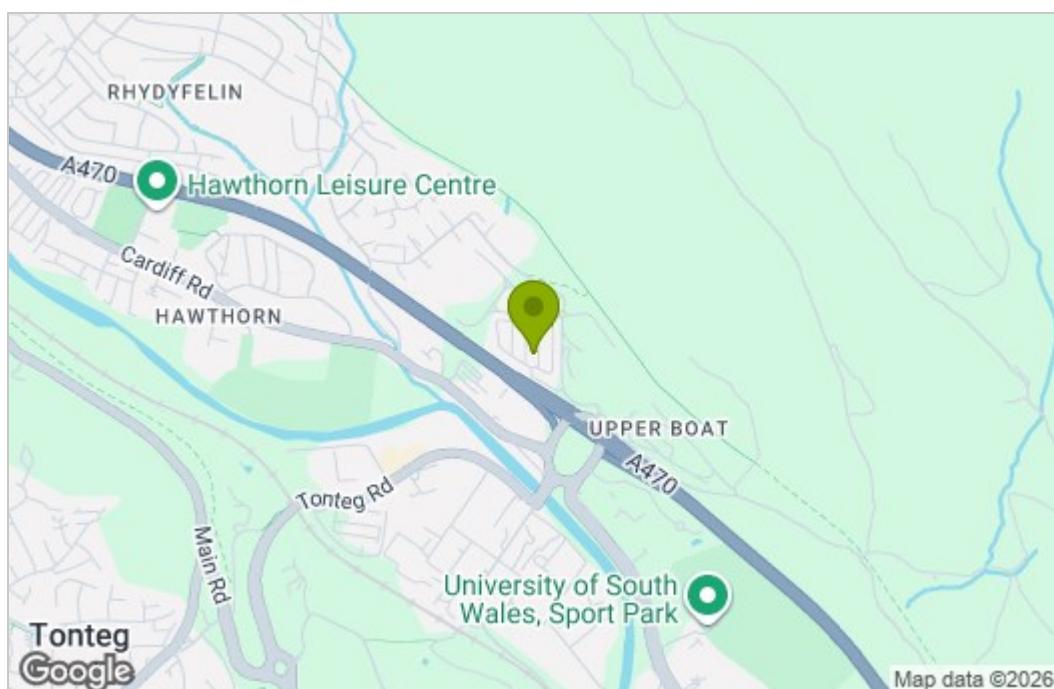
Paved gardens to both sides and rear, with seating areas, storage shed, washing line.

Brick pavia front and side provides parking for 3 vehicles.

## Floor Plan



## Area Map



## Energy Efficiency Graph

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