



27 CARDIFF STREET, ABERDARE, CF44 7DP

TEL: 01685 878000 FAX: 01685 878000



Pleasant View Park

Trecynon, Aberdare, CF44 9AE

£95,000



Nestled in the serene Pleasant View Park in Trecynon, Aberdare, this charming park home presents a unique opportunity for those seeking a tranquil lifestyle amidst stunning mountain views. The property boasts a spacious reception room, dining room and conservatory, that welcomes you with warmth and light, perfect for relaxation or entertaining guests. With two comfortable bedrooms, this home offers ample space for individuals or small families.

The bathroom, while functional, provides a blank canvas for your personal touch, allowing you to modernise and create a space that reflects your style. The sizeable plot surrounding the home enhances the appeal, offering plenty of outdoor space to enjoy the picturesque scenery and fresh air.

Although the property requires some modernisation, it holds immense potential to become a wonderful home tailored to your preferences. Imagine transforming this space into your dream retreat, where you can unwind and appreciate the beauty of the mountains every day.

Additionally, the property offers off-road parking, ensuring convenience for you and your guests. For those with feline companions, cats are allowed on the premises, although unfortunately, dogs are not permitted. Monthly maintenance of £115.30. Council Tax band B

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.

This park home is not just a property; it is an opportunity to embrace a lifestyle of peace and natural beauty. If you are looking for a project that promises both comfort and the chance to create a personalised haven, this could be the perfect choice for you.



Entrance Hall

Living Room 19'02 x 11'09 (5.84m x 3.58m)

UPVC window to front x2. Radiator x3. Gas fire.

Dining Room 9'08 x 9'06 (2.95m x 2.90m)

UPVC window to side. Radiator.

Kitchen 9'07 x 8'04 (2.92m x 2.54m)

UPVC window to side.

Utility Room

Conservatory

Inner Hallway

Radiator. Storage cupboard.

Bedroom 1 15 x 9'05 (4.57m x 2.87m)

UPVC window to side. Radiator. Fitted wardrobes.

Bedroom 2 10 x 9'05 (3.05m x 2.87m)

UPVC window to rear. Radiator. Fitted wardrobes.

Shower Room

Outside

Driveway. Patio. Lawn.

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.

The particulars do not constitute an offer or contract, and statements herein are made without responsibility, or warranty on the part of the Vendor or Manning Estate Agents, neither of whom can hold themselves responsible for expenses incurred should the property no longer be available. Items shown in photographs are NOT included unless specifically mentioned in particulars. They may however be available by separate negotiation.

The Property Misdescription Act 1991

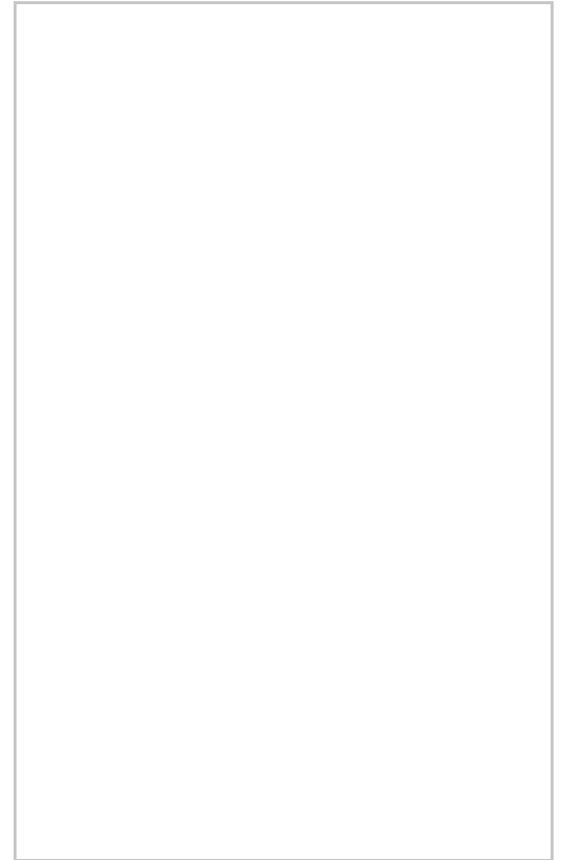
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the property are based on information supplied by the seller. The Agent has not sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

27 Cardiff Street, Aberdare, CF44 7DP

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