



**Woodlands Residential Park,
Treharris, Merthyr Tydfil, CF46
5AR**

**FOR SALE
£109,995**



- **TWO BEDROOMS**
- **OFF ROAD PARKING**
- **CHARMING PARK HOME**



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Property Description

Set within the sought-after Woodlands Residential Park in Treharris, this well-presented park home offers a wonderful opportunity for those seeking a quieter pace of life in a friendly and established over 50s community.

The property provides comfortable, easy-to-manage accommodation, with a kitchen that flows through to a bright and welcoming lounge, along with two bedrooms and a bathroom. The layout has been designed with practicality in mind, making it an ideal choice for anyone looking to downsize without compromising on comfort.

Outside, the home enjoys enclosed garden areas to both the front and rear, designed for low maintenance with patio and decorative stone. The plot allows you to move freely around the property, giving easy access between both outdoor spaces. There is also off-road parking to the front.

A particular highlight is the position of the home, offering direct access to the nearby Taff Trail, perfect for walking, cycling, or simply enjoying the surrounding countryside.

The location strikes a great balance between peace and convenience, with the A470 just a short drive away, providing straightforward links to surrounding towns and amenities.

A great option for those looking for a manageable home in a pleasant and well-connected setting.

KITCHEN

3.38 m x 2.61 m

The kitchen is thoughtfully designed and well-appointed, featuring a range of cream wood base and wall units complemented by stylish black work surfaces. A stainless steel sink unit sits beneath the window, while the space also benefits from a built-in oven and hob, along with an integrated washing machine for added convenience. The décor includes emulsion ceilings with attractive coving, wallpapered walls, and tiled splashback areas that add both practicality and charm. The room is finished with durable laminate flooring, a radiator, and ample power points. Natural light fills the space through double glazed windows to the front and side aspects, and a UPVC door provides direct access to the front of the property.



LOUNGE

4.17 m x 2.99 m

Flowing seamlessly from the kitchen, the lounge offers a comfortable and inviting living space. The room features wallpapered walls and a ceiling with decorative coving, complemented by stylish laminate flooring throughout.

A wall-mounted electric fire creates a cosy focal point, while a radiator and multiple power points add practicality. Natural light is provided by a UPVC double glazed window to the side, and French doors open out to the exterior, enhancing the sense of space and indoor-outdoor living. An archway leads through to the bedrooms and bathroom, creating a natural flow throughout the home.



BATHROOM

1.75 m x 1.74 m

The bathroom is fitted with a three-piece suite comprising a bath with shower mixer taps, a WC, and a wash hand basin set within a vanity unit, providing useful storage. The room features a wallpapered ceiling with coving and matching wallpapered walls, along with practical laminate flooring. A radiator ensures comfort, and a UPVC double glazed window to the side with frosted glass allows for natural light while maintaining privacy.



BEDROOM 1

3.06 m x 2.52 m

A comfortable double bedroom featuring a wallpapered ceiling with decorative coving and wallpapered walls. The room is fitted with carpet flooring, a radiator and multiple power points for convenience. A UPVC double glazed window to the side provides natural light.



BEDROOM 2

2.57 m x 2.05 m

A well-presented second bedroom featuring a wallpapered ceiling with decorative coving and wallpapered walls. The room benefits from carpet flooring, a radiator and multiple power points. A UPVC double glazed window to the rear allows for natural light, creating a bright and comfortable space.



EXTERIOR

The property benefits from enclosed outdoor spaces to both the front and rear, thoughtfully laid with patio slabs and decorative stones for ease of maintenance. The layout allows you to walk around the home, providing easy access between the front and rear garden areas. An outside tap is provided, adding practicality for everyday use. There is off-road parking for two vehicles. The home is enclosed by fence panels, with gated access to either side, offering both privacy and security.







EPC

FLOORPLAN



Misdescriptions Act 1991

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Data Protection Act 1998

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