



9 Manor Square, Ham Manor Park, Llantwit Major, CF61 1BG

£85,000



1 Pound Field, Llantwit Major, Vale Of Glamorgan, CF61 1DL

Tel No 01446 794433. E-Mail info@brightermoves.co.uk

Web www.brightermoves.co.uk



TWO BEDROOM DOUBLE UNIT PARK HOME, located on the quiet Ham Manor Site. The property is briefly comprising; entrance porch, lounge, Kitchen, two bedrooms and a bathroom. The property benefits from LPG central heating and uPVC windows and doors. Externally there are gardens surrounding the property with a patio area and a driveway providing off road parking. Council Tax Band B.

PORCH

Enter the property via uPVC front door into the porch with uPVC window to the side and door leading into kitchen. Location of boiler.

LOUNGE

5.06m x 3.13m (16' 7" x 10' 3")

uPVC windows to the front and side. Feature fireplace with surround and hearth. Radiator, carpeted flooring, ceiling light and power.

KITCHEN

4.03m x 2.49m (13' 3" x 8' 2")

Fitted with a range of base units with contrasting work surfaces over. Stainless steel sink and drainer with mixer tap over. Space and plumbing for white goods. Space for fridge and freezer. uPVC windows to the front and side. Viny flooring, ceiling light and power.

BATHROOM

2.12m x 1.86m (6' 11" x 6' 1")

Fitted with a three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over. uPVC opaque window. Tiled surrounds. Radiator, ceiling light.

BEDROOM ONE

3.51m x 2.80m (11' 6" x 9' 2")

uPVC window to the side. Radiator, carpeted flooring, ceiling light and power.

BEDROOM TWO

2.82m x 2.75m (9' 3" x 9' 0")

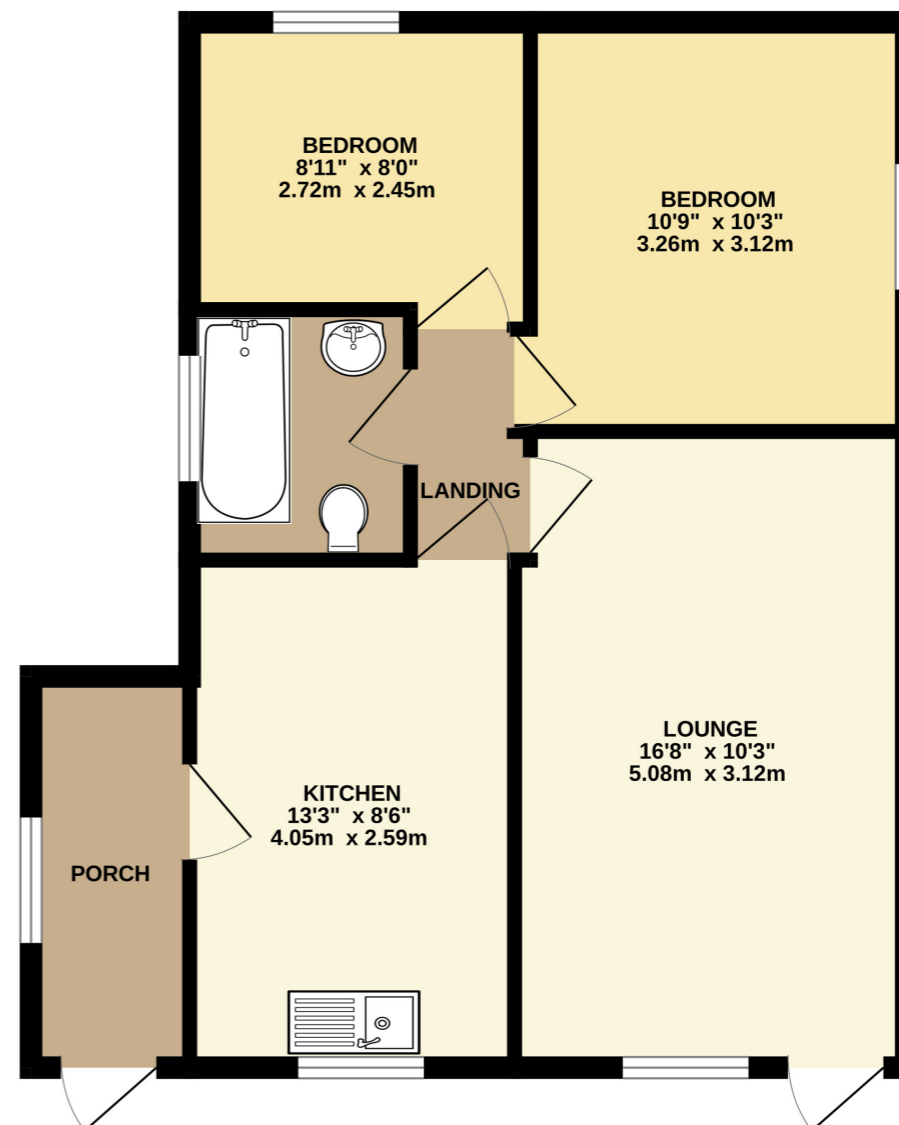
uPVC window to the rear. Radiator, carpeted flooring, ceiling light and power.

GARDEN

The front of the property is approached via low maintenance garden with block paved driveway providing off road parking.

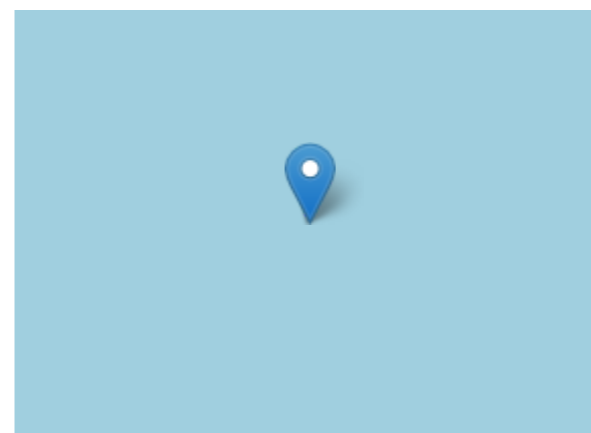
To the side and rear is a private garden mainly laid to patio and gravelled areas surrounded by mature planting of trees and shrubs. Garden shed.

GROUND FLOOR
555 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA: 555 sq.ft. (51.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



MIS REPRESENTATION ACT 1967: These Particulars Are For Guidance Only And Their Accuracy Is Not Guaranteed And Neither Do They Form Part Of Any Other Or Contract.

PROPERTY MIS DESCRIPTION ACT 1991: All Reasonable Steps Have Been Taken To Ensure That These Particulars Do Not Contain Any Error, Mistake Or Misdescription, As Described By The Property Misdescription Act.

PROCEEDS OF CRIME ACT 2002: Brighter Moves Are Obligated To Report Any Knowledge Or Suspicion Of Money Laundering To The Ncis (National Crime Intelligence Service) And Should Such A Report Prove Necessary Are Precluded From Conducting Any Further Professional Work Without The Consent From The Ncis.