



1C Ham Manor Park, Llantwit Major, CF61 1BG

£72,500



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

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A two bedroom property with substantial gardens to the front side and rear. Located at the entrance to the park, the plot also has a private parking bay. Internally, there are two bedrooms, a bathroom, kitchen and lounge. Upvc double glazed and gas central heating. Overall length and width is approx 12.00m x 3.54m (39' 4" x 11' 7"). Berkeley parks acceptance is over 50 years of age, one pet and one vehicle. Ground rent is Approx £120.00 per month.

#### ENTRANCE

uPVC double glazed door to the entrance. Doorways to kitchen, two bedrooms and family bathroom.

#### KITCHEN

3.12m x 1.71m (10' 3" x 5' 7") Longest and widest points.

uPVC double glazed window to the side.

Range of base and wall units with fixed worktop over. Stainless steel bowl and drainer. Gas cooker point, plumbed for washing machine., Vinyl flooring, door to airing cupboard, doorway to lounge.

#### LOUNGE

3.52m x 3.34m (11' 7" x 10' 11")

uPVC double glazed window to the front and side with door to the side. Gas fire and surround, fitted carpet, radiator and power points.

#### BEDROOM

3.01m x 2.37m (9' 11" x 7' 9")

uPVC double glazed window to the side.

Fitted wardrobes., fitted carpet, radiator and power points.

#### BEDROOM

2.22m x 1.51m (7' 3" x 4' 11")

uPVC double glazed window to the side.

Fitted storage, fitted cupboards, radiator and power points.

#### BATHROOM

1.85m x 1.48m (6' 1" x 4' 10")

uPVC double glazed window to the side.

Walk in shower cubicle, low level WC.

Wash hand basin and pedestal, vinyl flooring and radiator.

#### GARDENS

Gardens are to the front, sides and rear.

Private parking bay, fixed stair to the front door, out door storage shed, generous garden area.

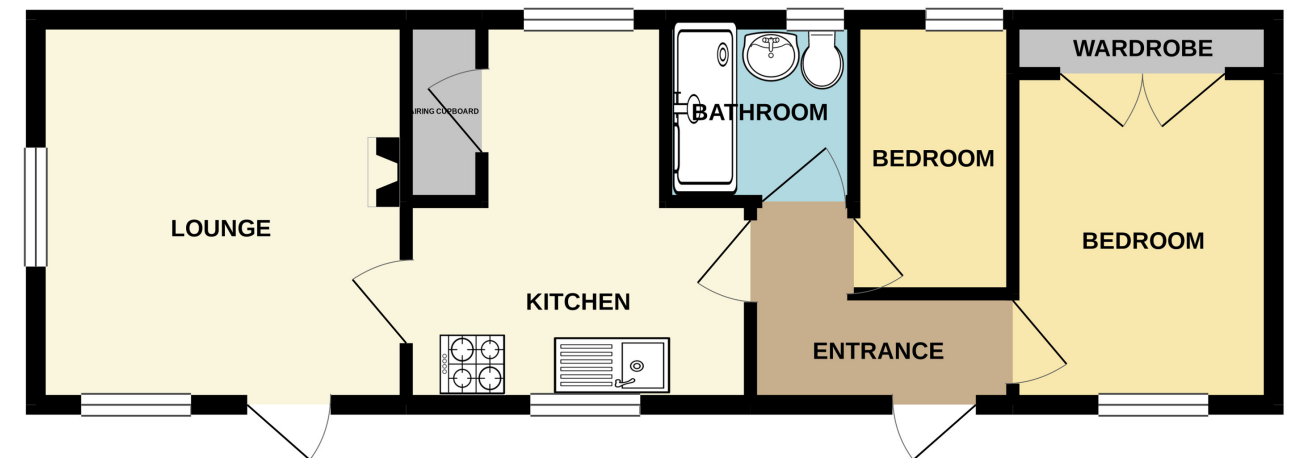
#### Directions.

From Brighter Moves Estate Agents Office travel along Le Pouliguen Way with the train station on your left. At the next roundabout turn left onto Boverton Road. Take the next right into Ham Lane East passing the Schools on your left. As the road veers to the right turn immediately left into Ham Manor Park. Take the first turning on your left into Ham Manor.

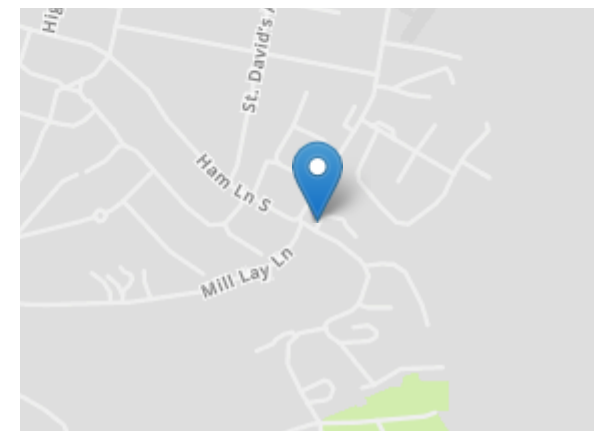
#### About Llantwit Major

Llantwit Major is within convenient driving distance of the M4 and Cardiff / Wales airport at Rhoose. It has rail-links to Bridgend and Cardiff. The town offers Primary and Secondary Schools, and local leisure facilities as well as an excellent shopping centre. The Vale of Glamorgan coastline is famed for its surfing, secluded beauty spots and breathtaking cliff top views.

GROUND FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 425 sq.ft. (39.5 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.  
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