



17 Manor Park, Llantwit Major, CF61 1RS

£247,500



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

Tel No 01446 794433. E-Mail [info@brightermoves.co.uk](mailto:info@brightermoves.co.uk)

Web [www.brightermoves.co.uk](http://www.brightermoves.co.uk)



THREE BEDROOM SEMI-DETACHED PROPERTY SITUATED IN A CUL-DE-SAC and located in a popular area of Llantwit Major with schools close by and a short walk into town and train station. The property is briefly comprising; Lounge, Dining Room, Kitchen three bedrooms and a family bathroom. The property benefits from an integral garage partly converted into utility area and a fully enclosed garden to the rear. Council Tax Band D.

## GROUND FLOOR

### Entrance Hall

Enter the property via uPVC front door into the hallway with space for coats and shoes. Door leading into Lounge.

### Lounge

5.00m x 3.4m (16' 5" x 11' 2")

Large uPVC window overlooking the front of the property. Feature coal effect gas fire with wooden surround and hearth to the main wall. Carpeted stairs lead to the first floor level. Carpeted flooring, radiator, ceiling light and power. Door into Dining Room.

### Dining Room

3.4m x 2.2m (11' 2" x 7' 3")

uPVC window overlooking the rear of the property. Space for dining furniture. Carpeted flooring, radiator, ceiling light and power. Door into kitchen.

### Kitchen

2.6m x 2.3m (8' 6" x 7' 7")

Fitted with a range of base and wall units with contrasting work surfaces over and tiled surrounds. Stainless steel sink and drainer. uPVC window and fully glazed door leading into rear garden. Vinyl flooring, ceiling light and power. Door into utility room.

### Utility Room

3.2m x 2.6m (10' 6" x 8' 6")

Fitted with work surfaces over. Plumbing for washing machine and dishwasher. Space for tumble dryer and fridge freezer. Ceiling light and power. Door into garage.

### Integral Garage

Fitted with an up and over door. Light and power.

## FIRST FLOOR

### Landing

Doors leading into all bedrooms and family bathroom. Location of loft access and airing cupboard housing Combi-Boiler. Carpeted flooring, ceiling light and power.

### Bedroom One

3.5m x 2.9m (11' 6" x 9' 6")

uPVC window overlooking the rear of the property. Radiator, carpeted flooring, ceiling light and power.

### Bedroom Two

3.1m x 2.5m (10' 2" x 8' 2")

uPVC window overlooking the rear of the property. Radiator, carpeted flooring, ceiling light and power.

### Bedroom Three

3.7m x 2.1m (12' 2" x 6' 11")

uPVC window overlooking the front of the property. Radiator, carpeted flooring, ceiling light and power.

### Bathroom

2.4m x 2.26m (7' 10" x 7' 5")

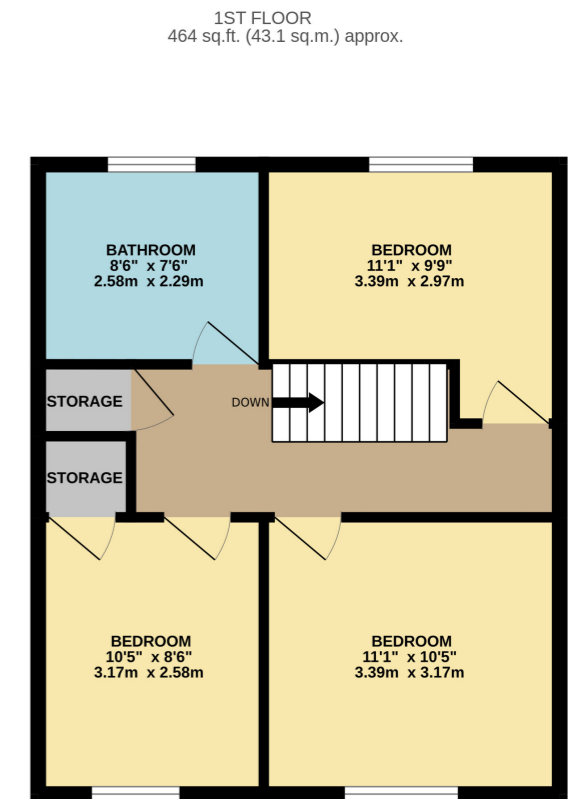
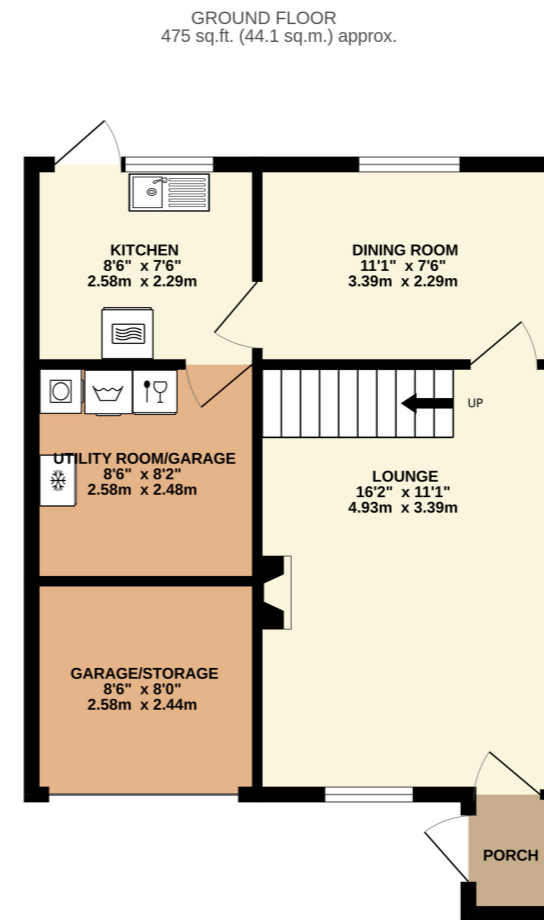
Fitted with a three piece suite comprising; low level w.c., pedestal wash hand basin and panelled p-shape bath with shower over and glass panel screen. Fully tiled, ceiling light and power. Opaque window to the rear.

## EXTERNAL

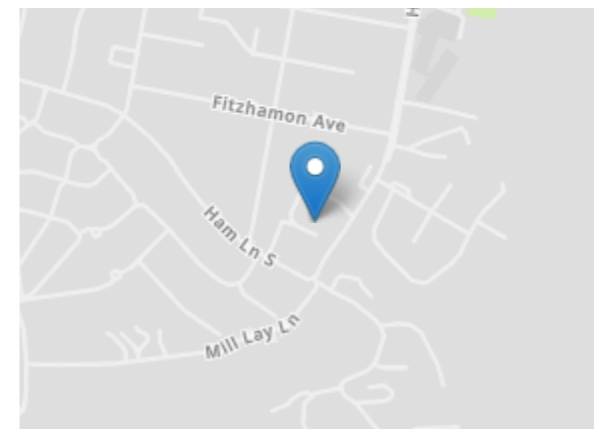
### Garden

To the front of the property the driveway leads to the garage with pathway leading off to the front door. A garden area to the side mainly laid to lawn.

To the rear is a fully enclosed garden laid to patio providing space for garden furniture with borders of mature planting. Gate leading to rear access.



TOTAL FLOOR AREA : 939 sq.ft. (87.2 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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