



10 Ham Manor Park, Llantwit Major, South Glamorgan, CF61

1BA

£117,500



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

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Two double bedroom park home property situated on the quiet Ham Manor Park estate in Llantwit Major. Generous 40ft x 20ft unit. Approximately 20 year old unit and on a good plot. The property briefly comprises; Hallway, lounge, kitchen, two bedrooms one with en-suite and a bathroom. The property additionally benefits from garden and private parking space.

### Entrance

UPVC double glazed door to inner hallway. Doors leading into lounge, bathroom, and both bedrooms. Radiator,

### Lounge

5.91m x 2.43m (19' 5" x 8' 0")

UPVC double glazed window to side and rear. Fitted carpet, gas fire with back boiler, power points and ceiling light.

### Kitchen/Diner

5.91m x 2.43m (19' 5" x 8' 0")

UPVC double glazed window to rear and side, doorway to side of property. Fitted with a range of base and wall units with contrasting worktop over. Gas cooker. Sink with mixer tap over. Access to utility room. Space for dining furniture. Vinyl flooring, radiator and power points.

### Utility Room

2.12m x 1.61m (6' 11" x 5' 3")

Fitted with a range of base and wall units with contrasting work surfaces over. Sink and drainer with mixer tap over. Space and plumbing for washing machine. Door leading out to the rear garden.

### Bedroom One

3.19m x 2.73m (10' 6" x 8' 11")

A double bedroom with a window overlooking the rear of the property. Fitted wardrobes, carpeted flooring, radiator, power points. Door leads into En-Suite.

### En-Suite

1.80m x 1.80m (5' 11" x 5' 11")

Fitted with a walk-in shower, low level w.c., and wash hand basin.

### Bedroom Two

3.23m x 2.87m (10' 7" x 9' 5")

A double room with window overlooking the front of the property. Built-in wardrobes, carpeted flooring, radiator, power points.

### Bathroom

2.12m x 1.69m (6' 11" x 5' 7")

Fitted with a three piece suite comprising; low level w.c., panelled bath, pedestal wash hand basin. Radiator.

### Garden

### Additional Conditions

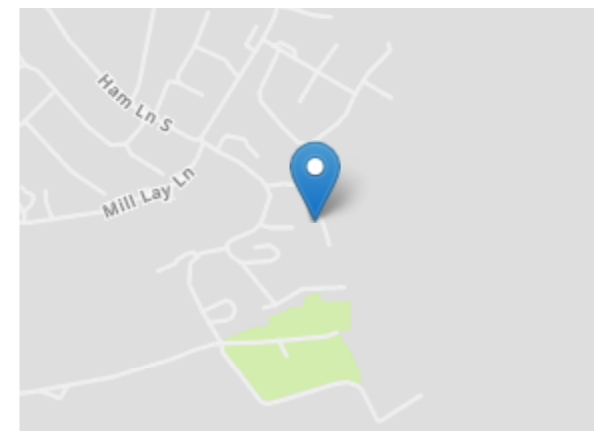
Pitch Fee £ per month.

Council Tax Band C

Age restriction over 50

1 pet

1 vehicle



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