



**2 Nut Walk, Ham Manor Park, Llantwit Major, CF61 1BH**

**£89,000**



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

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TWO BEDROOM DOUBLE FRONTED PARK HOME (9.2 x 5.82) located on the quiet Ham Manor Park in Llantwit Major. The property is comprising; Entance Hallway, lounge, kitchen, two bedrooms and a bathroom. Externally the property benefits from gardens surrounding the property.

Lounge

5.19m x 3.27m (17' 0" x 10' 9")  
uPVC window to the front of the property.  
Radiator, carpeted flooring, ceiling light and power. Open into extended area.

Extension

1.72m x 5.89m (5' 8" x 19' 4")  
Front door and window to the side of the property. Radiator, carpeted flooring, ceiling light and power.

Kitchen

5.18m x 2.49m (17' 0" x 8' 2")  
Fitted with a range of base and wall units with contrasting work surfaces over. Stainless steel sink and drainer with mixer tap over. Space and plumbing for washing machine, gas cooker and space for fridge freezer. uPVC window to the side of the property. Location of boiler. Ceiling light and power.

Bedroom One

5.18m x 2.49m (17' 0" x 8' 2")  
uPVC window to the side of the property. Fitted wardrobes. Radiator, carpeted flooring, ceilling light and power.

Bedroom Two

2.87m x 2.37m (9' 5" x 7' 9")  
uPVC window to the side of the property. Fitted wardrobes. Radiator, carpeted flooring, ceilling light and power.

Bathroom

2.0m x 1.54m (6' 7" x 5' 1")  
Fitted with a three piece suite comprising; low level WC, pedestal wash hand basin and walk-in shower with glass screen surrounds. uPVC opaque window to the side. Towel rail radiator, ceiling light.

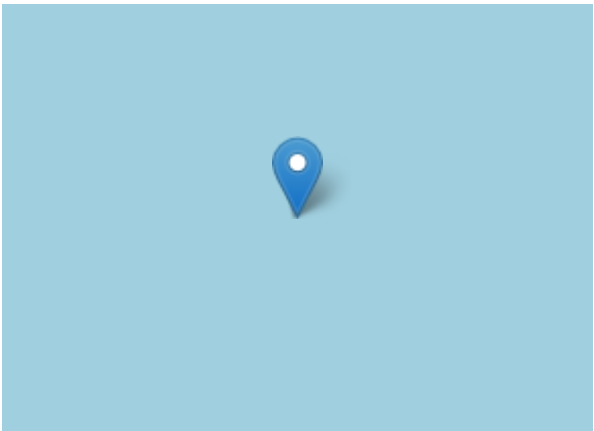
EXTERNAL

Garden

Low maintenance gardens surround the property with some mature planting a lawned area to one side and patio and gravel to the other. Metal shed to remain.

Additional Conditions

Over 50 years of age  
Ground Rent £178 incl water per month.  
1 Pet  
1 Car



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