



**27 Waterfall Mews, Llantwit Major, CF61 1BA**

**£115,000**



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

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THREE BED PARK HOME located on the popular and quiet Ham Manor Park Estate. The property is briefly comprising; Entrance porch, kitchen, utility room, lounge, three bedrooms, bathroom and garden area. COMMUNAL PARKING IS AVAILABLE. Current pitch fee is \*£184.55?\* approx per month. Water is approx. £20 a month. Applicants would need to be over 50 years of age. Restrictions are for one pet only and allowance for one small vehicle. There are no mortgages on these properties.

## Porch

2.88m x 2.4m (9' 5" x 7' 10")

Enter the property via uPVC front door into entrance porch with Poly carbonate roof. Carpeted flooring, open into kitchen, door leading into lounge.

## Kitchen

3.6m x 2.1m (11' 10" x 6' 11")

Fitted with a range of base and wall units with contrasting work surfaces over and tiled surrounds. Stainless steel sink and drainer with mixer tap over. Gas oven and hob. Fridge/freezer. uPVC window to the rear. Laminate flooring, radiator, ceiling light and power. Open into entrance porch.

## Hallway

Doors leading into lounge, all bedrooms, bathroom and utility room. Carpeted flooring, ceiling light and power.

## Utility Room

1.8m x 1.2m (5' 11" x 3' 11")

uPVC door to the side of the property. Tumble dryer and washing machine. Radiator, vinyl flooring, ceiling light.

## Lounge

6.00m x 3.3m (19' 8" x 10' 10")

uPVC windows to the front and side of the property. Carpeted flooring, radiator, ceiling light and power.

## Bathroom

1.6m x 2.1m (5' 3" x 6' 11")

Fitted with a three piece suite comprising; low level WC, pedestal wash hand basin and walk-in shower. Radiator, ceiling light.

## Bedroom One

2.9m x 2.7m (9' 6" x 8' 10")

uPVC window to the rear. Carpeted flooring, radiator, ceiling light and power.

## Bedroom Two

2.9m x 2.1m (9' 6" x 6' 11")

uPVC window to the rear. Carpeted flooring, radiator, ceiling light and power.

## Bedroom Three

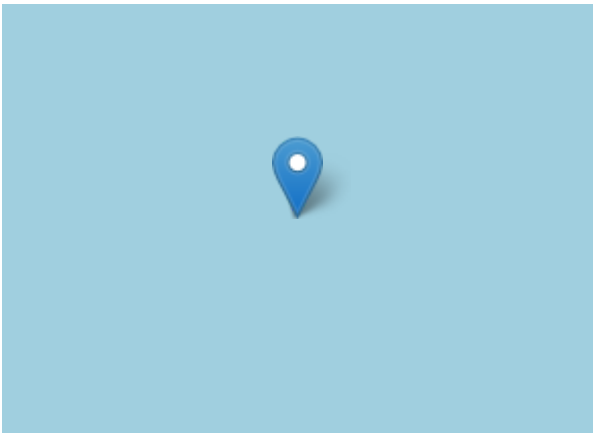
2.1m x 2.0m (6' 11" x 6' 7")

uPVC window to the side. Carpeted flooring, radiator, ceiling light and power.

## EXTERNAL

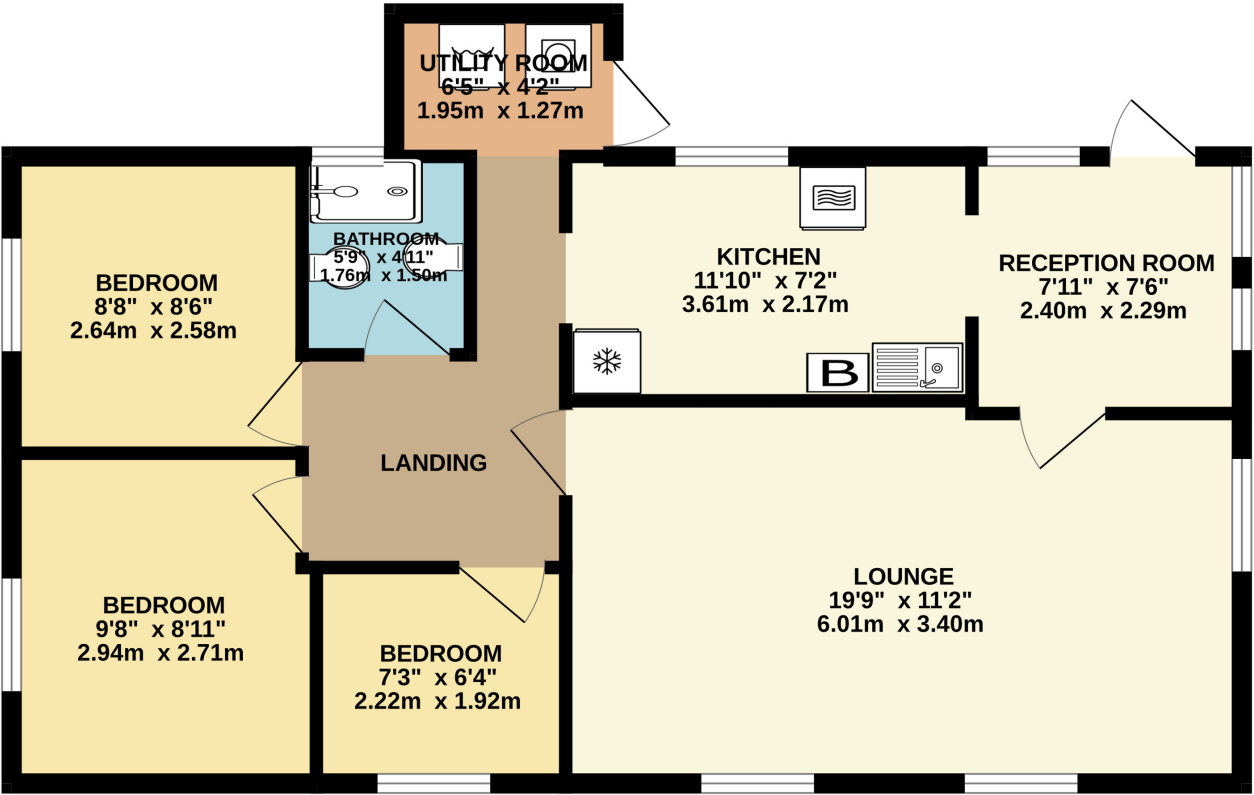
## Garden

The property is surrounded by low maintenance gardens, with a mixture of gravel, patio and lawned areas with mature planting of flowers and shrubs and trees. Shed to remain.



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GROUND FLOOR  
684 sq.ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA : 684 sq.ft. (63.5 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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