



13 Manor Park, Llantwit Major, CF61 1RS

£238,000



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

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THREE BEDROOM SEMI-DETACHED PROPERTY located in a popular area of Llantwit Major close to schools, a short walk into town and train station, It is also within easy reach of the Vale Heritage Coastline and the Beach. The property is briefly comprising; lounge, dining room, kitchen to the ground floor with three bedrooms and a family bathroom to the first floor. The property additionally benefits from a garage situated to the rear of the property and a fully enclosed rear garden. Council Tax Band D.

The sellers are willing to work with potential buyers if gas is required or towards an alternative heating supply.

GROUND FLOOR

Entrance Hallway

uPVC glazed front door leading into hallway.

Door to the rear of the property. Doors leading into kitchen and lounge.

Lounge

5.91m x 3.35m (19' 5" x 11' 0")

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

Dining Room

2.82m x 2.16m (9' 3" x 7' 1")

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

Kitchen

2.97m x 2.64m (9' 9" x 8' 8")

Fitted with a range of base and wall units with contrasting work surfaces over and tiled surrounds. Stainless steel sink and drainer. Integrated electric oven and hob. Space and plumbing for white goods. uPVC window and fully glazed door leading into rear garden. Vinyl flooring, ceiling light and power.

FIRST FLOOR

Landing

uPVC window to the side. Doors leading into all bedrooms and family bathroom. Location of loft access and airing cupboard housing hot water tank. Carpeted flooring, ceiling light and power.

Bedroom One

2.84m x 3.20m (9' 4" x 10' 6")

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

Bedroom Two

2.94m x 3.07m (9' 8" x 10' 1")

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

Bedroom Three

2.06m x 2.26m (6' 9" x 7' 5")

uPVC window overlooking the front of the property. Built in wardrobe. Radiator, ceiling light and power.

Bathroom

Fitted with a three piece suite comprising; low level WC, pedestal wash hand basin and panelled bath. Partially tiled, ceiling light and power. uPVC opaque window to the rear.

EXTERNAL

Garden

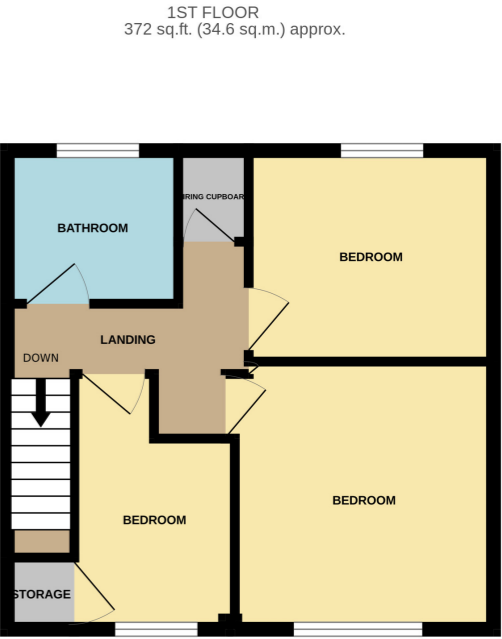
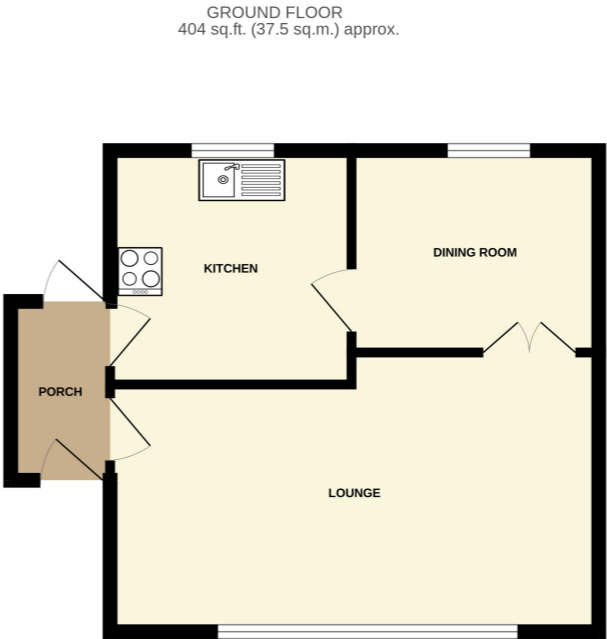
7.31m x 8.22m (24' 0" x 27' 0")

The front of the property is approached via open plan garden mainly laid to lawn with a pathway leading to the entrance.

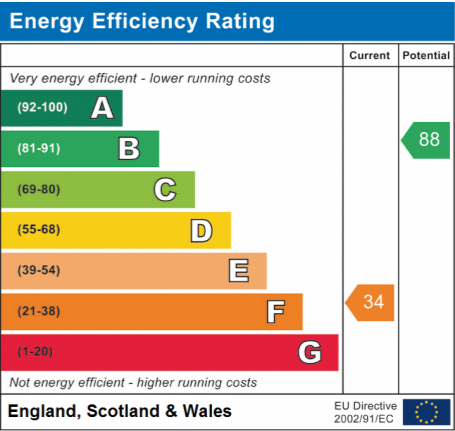
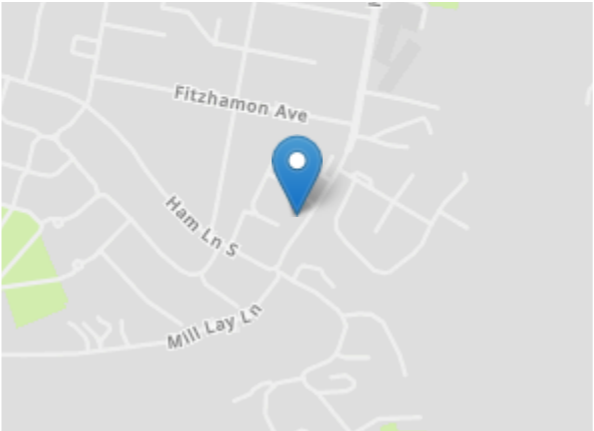
To the rear of the property is a fully enclosed garden laid to lawn with a patio area and raised borders with planting of shrubs and flowers. Gated access to the rear.

Garage

Fitted with an up and over door. Located to the rear of the property. First one on the left of a row of three, with the green door.



TOTAL FLOOR AREA : 776 sq.ft. (72.1 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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PROCEEDS OF CRIME ACT 2002: Brighter Moves Are Obligated To Report Any Knowledge Or Suspicion Of Money Laundering To The Ncis (National Crime Intelligence Service) And Should Such A Report Prove Necessary Are Precluded From Conducting Any Further Professional Work Without The Consent From The Ncis.