



43 Orchard Drive, Ham Manor Park, Llantwit Major, CF61 1BF

£185,000



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

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A MODERN TWO BEDROOM PARK HOME PROPERTY. The property offer two double bedrooms, bathroom, kitchen and living room. The gardens are to the front rear and side with private parking spot to the rear. Ground rent is approximately £186.00 per month. Water is £20 a month, council tax- c. Gas and electric are billed individually. Park rules are limited to over 50 years of age, maximum of one vehicle and one pet per unit. Unit size is approximately 50 Square meters or 540 Square feet in size. 50ft x 12 ft

Entrance Hallway

uPVC front door leading into entrance hallway with doors leading into kitchen, bathroom and both bedrooms, carpeted flooring.

Lounge

3.92m x 3.39m (12' 10" x 11' 1")
uPVC double glazed window to the front and side of the property. Feature electric coal effect fire with surround and hearth. Carpeted flooring, spot lights and power. uPVC external door.

Kitchen/Diner

3.12m x 3.38m (10' 3" x 11' 1")
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. Built in double electric oven. Gas hob with stainless steel extractor hood over. Built-in washing machine and fridge freezer. Space for dining furniture. Radiator, spot lights and power. uPVC windows to both sides.

Bathroom

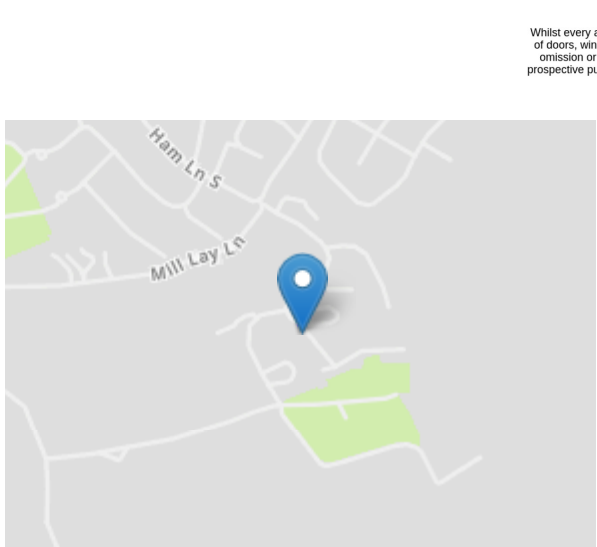
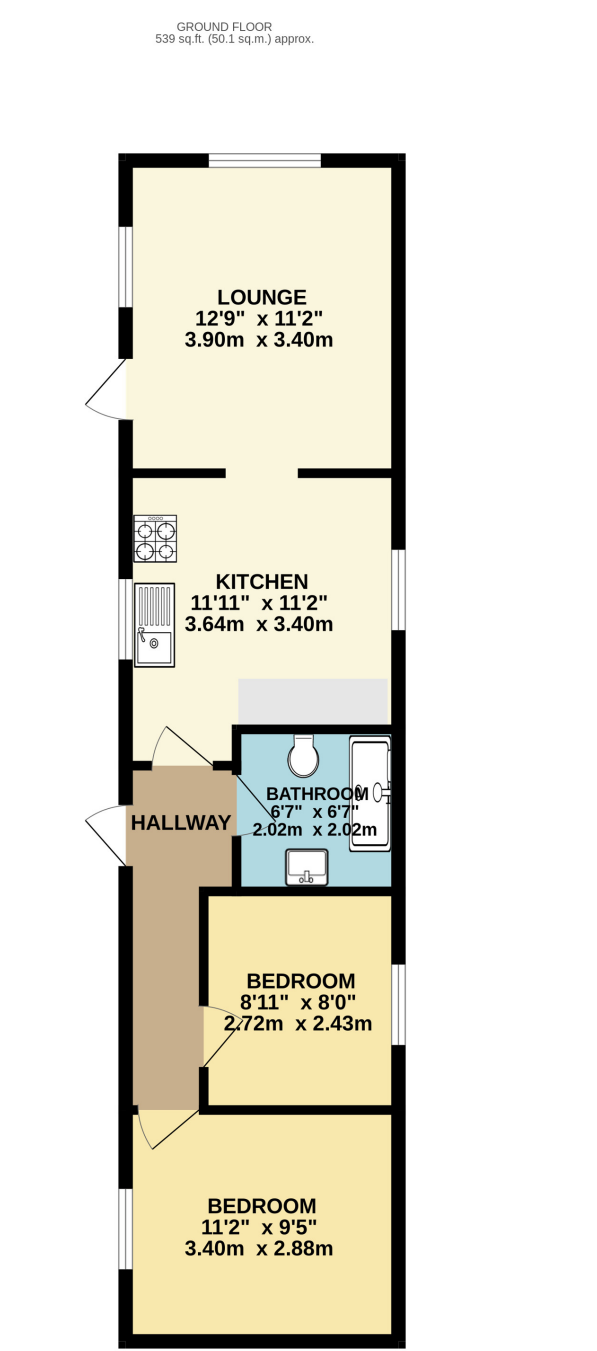
1.99m x 1.90m (6' 6" x 6' 3")
Fitted with a low level WC, wash hand basin set into vanity style unit and walk-in shower with glass screen surround. Towel rail radiator. Tiled surrounds. uPVC opaque window. Spot lights.

Bedroom One

2.89m x 3.39m (9' 6" x 11' 1")
UPVC window. Built-in wardrobes, raditator, carpeted flooring, ceiling light and power.

Bedroom Two

2.46m x 2.71m (8' 1" x 8' 11")
UPVC window. Built-in wardrobes, raditator, carpeted flooring, ceiling light and power.
EXTERNAL
Gardens
Low maintenance and well maintained gardens surrounding the property, mainly laid to patio with shale areas and some planting. Concrete shed with electric supply. Off road parking provided by a block paved parking bay.



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