



3 Ham Manor View, Llantwit Major, CF61 1BJ

£35,000



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

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One bedroom park home property on the popular Ham Manor site of Llantwit Major run by Berkeleys Leisure Group. The unit is around 40 years old so some modernising might be required. The unit is located on Ham Manor View at the top end of the site but with a very private and picturesque garden. Ham Manor park is available for over 50 years old persons only. The home owner is restricted to one small pet and one small vehicle only. these units are private homes and available for 12 months of the year but do not qualify for mortgages. The pitch fee is £142.43 from January 1st 2025.

Entrance

Entrance is via a stable door to an extended porch which gives access to the hallway.

Kitchen

2.96m x 2.29m (9' 9" x 7' 6")

Window to the sides, stainless steel bowl and drainer. A mixture of base and wall units with fixed worktop over.

Power points, ceiling light. Doorway to the lounge.

Lounge

3.51m x 2.93m (11' 6" x 9' 7")

Windows to the side and rear. Fitted carpet, radiator and power points.

Bathroom

2.11m x 1.2m (6' 11" x 3' 11")

Window to the side. Walk in shower cubicle. Low level WC. Wash hand basin and pedestal. vinyl floor and radiator.

Bedroom

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

Window to the side. Fitted wardrobes. Carpet, radiator and power points.

Spare room.

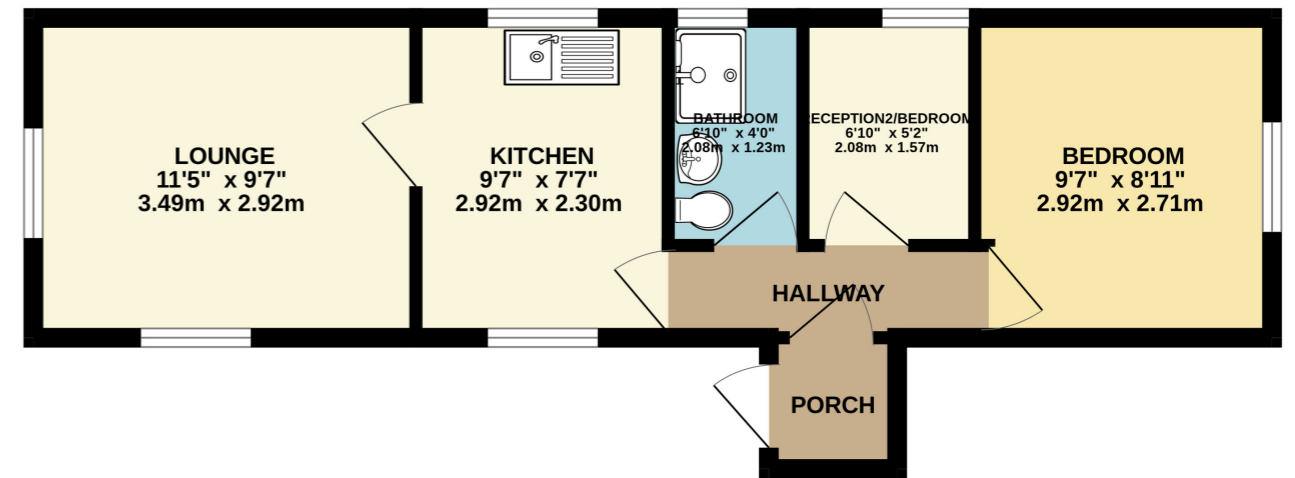
2.1m x 1.9m (6' 11" x 6' 3")

Window to the side. box room tat can be utilised as a second bedroom.

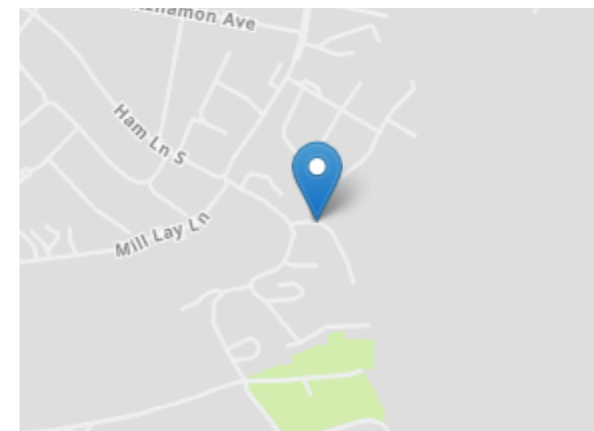
EXTERNAL

A secluded garden area with a mixture of hard stand areas, grass flowered borders and steps form the unit to the garden area.

GROUND FLOOR
371 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 371 sq.ft. (34.4 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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