



2 Ham Manor Park, Llantwit Major, CF61 1BJ

£98,500



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

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Generous single unit park home at 40ft x 12ft. The property can take two double beds, is in good condition and gardens are at the front, rear and sides. Berkeley parks rules are over 50 years of age, one pet and one small vehicle per unit. Monthly pitch fee is £120.45 per month, Water is £21 per month. council tax B.

Lounge (Reception)

11' 8" x 10' 4" (3.56m x 3.15m)

Enter via the front door into the lounge with bay window to the front and window to the side. Living flame gas fire with back boiler on a tiled hearth with wood surround.

Cupboard housing hot water tank. Radiator, TV point and carpeted flooring. Door through to kitchen/ breakfast room.

Kitchen/ Diner

11' 8" x 9' (3.56m x 2.74m)

Fitted with a range of base and wall units with contrasting work surface over. Stainless steel sink. Inset gas cooker, washing machine, tumble dryer, fridge and microwave which will all remain. Dining area for table and chairs. Windows to both sides. Radiator, extractor fan and telephone point. Vinyl and carpeted flooring, door to the inner hallway.

Inner Hall

Doors off to the bedrooms and bathroom. Storage cupboard with shelving. Glazed door leading to the side garden. Carpeted flooring and smoke detector.

Bedroom 1

9' 9" x 8' (2.97m x 2.44m) (into fitted wardrobes)

Double bedroom with window overlooking the rear. Double wardrobes with hanging space and shelving. Bridging unit with storage and dresser with shelving.

Additional matching three drawers to remain. Carpeted flooring and radiator.

Bedroom 2

8' 6" x 7' 10" (2.59m x 2.39m)

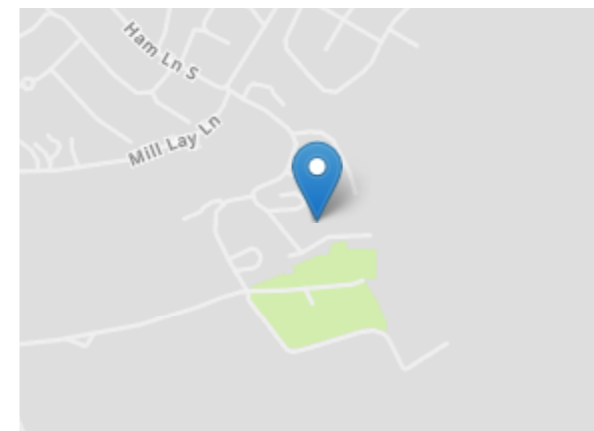
Single bedroom with window overlooking the side. Double wardrobe with hanging space and shelving and additional chest of drawers. Vanity table with drawers. Radiator and carpeted flooring.

Bathroom

Three piece bathroom suite comprising: free standing bath. Pedestal wash hand basin and low level w.c. Opaque window to the side. Radiator and carpeted flooring.

Garden

To the front is open plan garden which is low maintenance. Steps and rails lead to the entrance door. The garden continues to the side which is low maintenance concrete with established shrubs and borders. Rear entrance door with side rails and steps. Position of the Gas tank and washing line. To the rear and side is laid mainly to lawn with a metal storage shed to remain. Parking space in close proximity to the property.



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