



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

Tel No 01446 794433. E-Mail [info@brightermoves.co.uk](mailto:info@brightermoves.co.uk)

Web [www.brightermoves.co.uk](http://www.brightermoves.co.uk)





Two bedroom park home property on the grounds of Castleton Park, St Athan. Property includes lounge, kitchen/ diner, One double and one single bedroom and bathroom. Pitch fees are £150 a month which includes water. potential residents to be 50 years and over. The property comes with a Gold Standard, 10 year warranty ( from construction date- 2020). Pet friendly park.

**Entrance**

uPVC door way to hallway.open plan to kitchen/diner and lounge area. Hallway leads to two bedrooms and bathroom.

**Lounge**

3.29m x 3.24m (10' 10" x 10' 8")  
uPvc double glazed windows to the front and patio doors to the side. Fitted carpet, electric fire, power points and ceiling lights.

**Kitchen**

3.35m x 2.11m (11' 0" x 6' 11")  
uPVC double glazed window to the side. Range of base and wall units with fixed worktop over. Integrated fridge and freezer. Electric oven, gas hob with extractor fan over. Stainless steel bowl and drainer and washing machine. Laminated flooring, spotlights and ceiling lights.

**Bedroom**

2.8m x 2.1m (9' 2" x 6' 11")  
uPVC double glazed window, Fitted carpet, radiator, power points and ceiling light. Fitted wardrobes.

**Bedroom.**

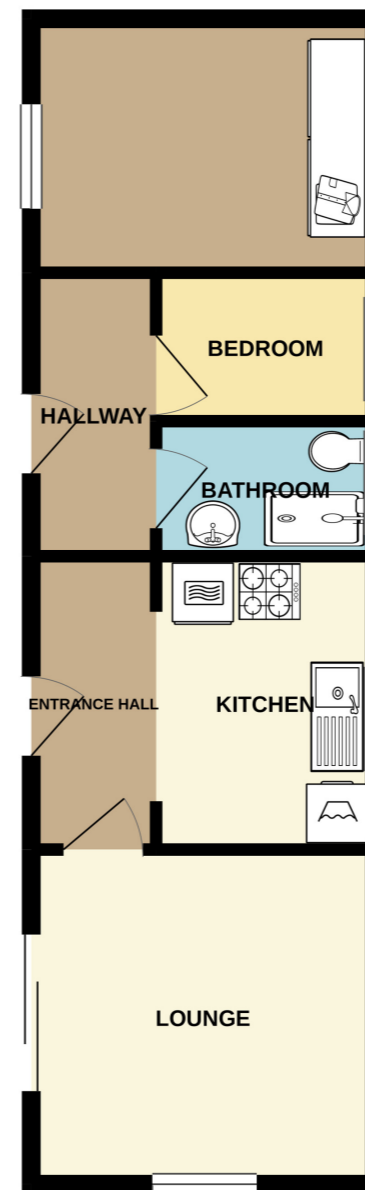
2.9m x 1.8m (9' 6" x 5' 11")  
Upvc double glazed window to the side. Fitted carpet, radiator, power points and ceiling lights.

**Bathroom**

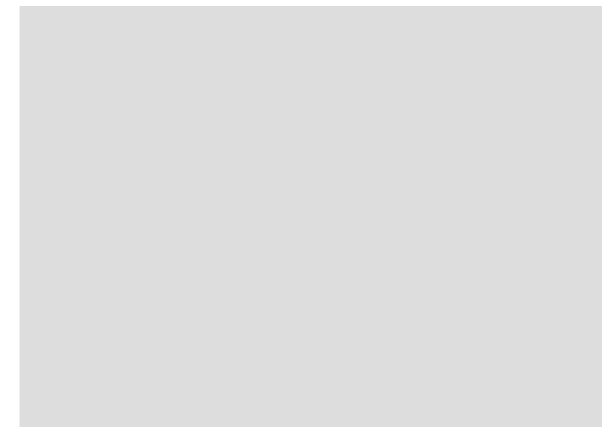
2.0m x 1.4m (6' 7" x 4' 7")  
uPVC double glazed window. Walk in shower cubicle, low level WC. Wash hand basin and pedestal.

**EXTERNAL**

the grounds to the front are generous for private vehicle parking area and raised bedding area. A mixture of patio and grass surround the detached unit. Wood panel fencing for border.



TOTAL FLOOR AREA : 395 sq.ft. (36.7 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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