



13 Waterfall Mews, Ham Manor Park, Llantwit Major, CF61 1BA

£99,995



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

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A two bedroom park home property located on the popular Ham Manor Park Estate. The property is briefly comprising; Kitchen/Diner, Lounge, two bedrooms, bathroom and garden area. Overall length and width is 14.3m x 3.5m (46' 11" x 11' 6"). Current pitch fee is £184.55 per month. Water is approx. £20 a month. Communal parking is available. Applicants would need to be over 50 years of age. Restrictions are for one pet only and allowance for one small vehicle. there are no mortgages on these properties.

Hallways

uPVC door into hallway with doors to bedrooms, bathroom and kitchen and storage area. Radiator and cushion flooring.

Kitchen

3.5m x 3.5m (11' 6" x 11' 6")

Fitted with a range of base and wall units with contrasting work surface over.

Acrylic sink with mixer tap. Gas cooker, Space for washing machine and upright fridge freezer. Cupboard housing the Combination Boiler. Space for dining table and chairs, Wood effect flooring.

uPVC double glazed windows to both sides of kitchen. Opening through to the lounge.

Lounge

4.1m x 3.5m (13' 5" x 11' 6")

uPVC double glazed window to the rear and side with additional door to side entrance. Fitted carpet, radiator, power points and ceiling fan. Feature fire and surround

Bathroom

1.84m x 1.68m (6' 0" x 5' 6")

uPVC double glazed window to the side. Fitted with a low level W.C. Pedestal wash hand basin and walk-in shower unit.

Bedroom One

3.00m x 2.98m (9' 10" x 9' 9") plus fitted wardrobes.

uPVC double glazed window overlooking the side of the property. Radiator, cushion flooring, radiator, power points, ceiling light and build in wardrobes.

Bedroom Two

uPVC window overlooking the side of the property. Radiator, cushion flooring, radiator, power points, ceiling light and built in storage.

Garden

Gardens are to all four sides of the unit. Mainly laid to grass with patio walkway and patio at the rear. Storage shed.

Additional Conditions

Age restriction over 50

One Pet

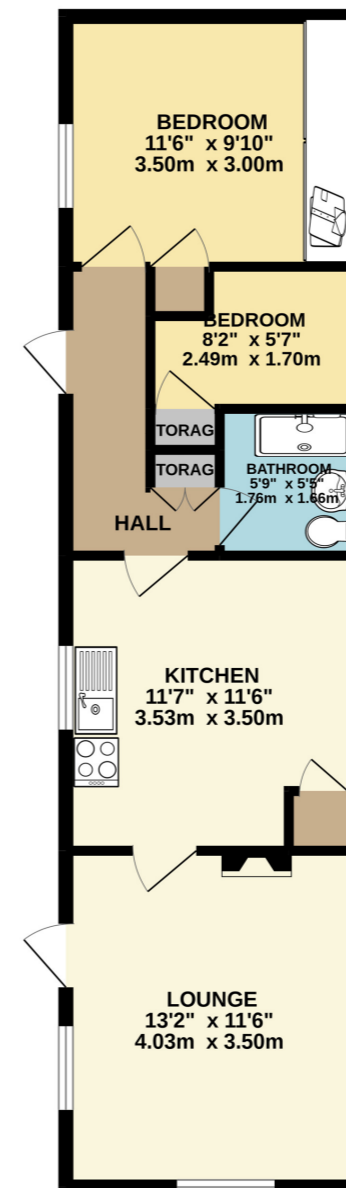
Monthly Ground Rent £184.55

approximately

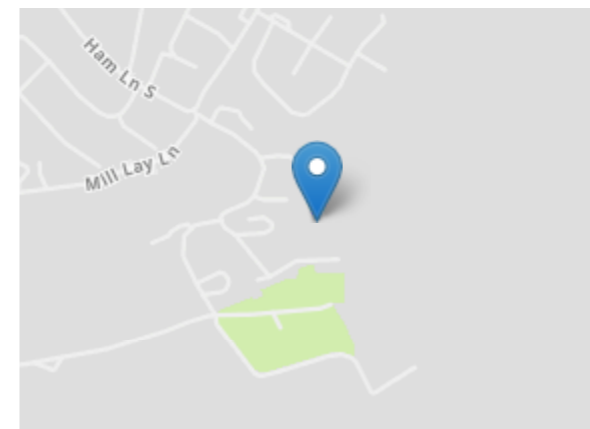
Council Tax A

No Mortgages available on Park Homes

GROUND FLOOR
526 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA: 526 sq.ft. (48.8 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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