



22 Millands Caravan Park, Llanmaes, Llantwit Major, CF61 2XY

£115,000



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

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A two bedroom park home on Millands Park site in Llanmaes. The property is approximately 36ft x 20ft and offers space to the front, sides and rear. The rear of the property offers open views across farmland. Millands park is available to over 50 years of age, the site fees are currently £84.50 per month. The unit is approximately 20 years old but has had additional external cladding to the unit.

#### Entrance

Via a Upvc door to the side. Entrance through the hallway that leads to the dining room, two bedrooms and family bathroom

#### Lounge

5.90m x 3.30m (19' 4" x 10' 10")

Two Upvc double glazed windows to the front. Carpeted flooring, radiator, power points and ceiling lights. Open plan to dining room.

#### Dining room

2.90m x 3.16m (9' 6" x 10' 6")

Upvc double glazed window to the side. Fitted carpet, radiator, power points and ceiling light. Doorway to the kitchen and hallway.

#### Kitchen

3.15m x 2.92m (10' 4" x 9' 7")

Upvc double glazed window and door to the side. Range of base and wall units. electric cooker, stainless steel bowl and drainer, plumbing for washing machine, storage cupboard housing combination boiler. Vinyl flooring, radiator, power points and ceiling light. Doorway to porch area.

#### Bedroom One

3.00m x 2.90m (9' 10" x 9' 6")

Upvc double glazed window to the side. Fitted wardrobes, fitted carpet, radiator, power points and ceiling lights.

#### Bedroom Two

2.92m x 2.56m (9' 7" x 8' 5")

Upvc double glazed window to the side. Fitted cupboards, fitted carpet, radiator and power points.

#### Bathroom

1.99m x 1.69m (6' 6" x 5' 7")

Upvc double glazed window to the side. Walk in shower cubicle, low level Wc and wash hand basin.

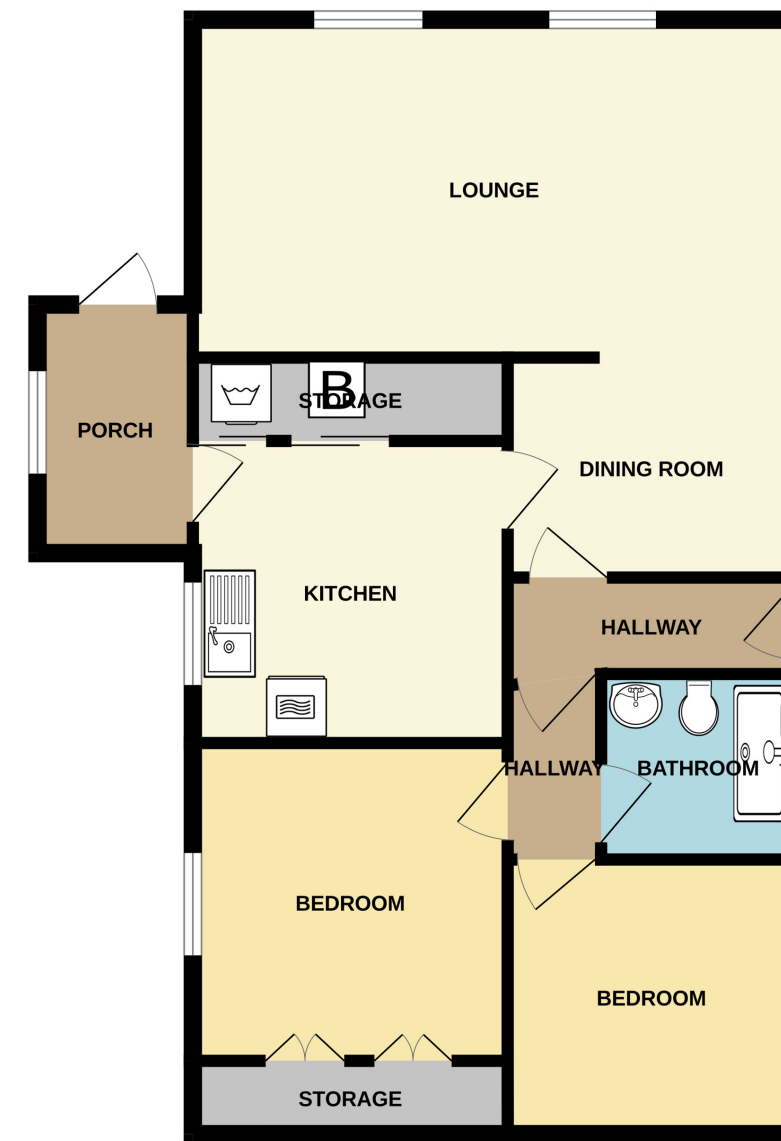
#### Gardens

FRONT - Gated driveway enclosed by block wall.

REAR - Patio area with block built shed, mature planting and farmland views.

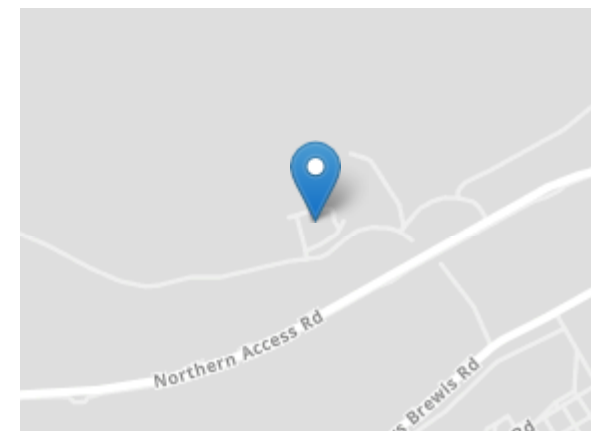
SIDES - Patio areas, one side with a shed and the other is a porch to the kitchen area.

GROUND FLOOR  
731 sq.ft. (67.9 sq.m.) approx.



TOTAL FLOOR AREA: 731 sq.ft. (67.9 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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