



12 Manor Park, Llantwit Major, CF61 1RS

£299,995



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

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Around 88 SQM of classy living in a home that offers a modern finish and a south westerly rear. Three bedroom semi detached home located in a popular area of Llantwit Major with schools close by and a short walk into town and train station. The property is briefly comprising; Lounge, Dining Room, Kitchen, three bedrooms and a family bathroom. Garden to rear with storage, off roof parking and further storage to front of house. Council Tax Band D.

## GROUND FLOOR

### Entrance Hall

5.01m x 3.57m (16' 5" x 11' 9")

Enter the home via uPVC front door with extra window panels to allow in more light. Into the hallway with space for coats and shoes. Door leading into lounge and kitchen. Solid maple strip flooring, pendant light and stairs to first floor.

### Living Room

5.01m x 3.57m (16' 5" x 11' 9")

Large uPVC window overlooking the front of the property. Featuring log burning stove, with a solid wooden mantle. Carpeted flooring, radiator and ceiling light. Bi fold wooden doors into Dining Room than can be fully opened up or closed.

### Kitchen/Dining Room

6.24m x 3.65m (20' 6" x 12' 0")

Superb L shape kitchen space with fitted units, breakfast bar and dining area. A range of base and wall units with contrasting white granite work surfaces, Belfast sink with copper mixer tap, copper splash back, induction hob and electric oven. uPVC window and fully glazed patio door leading into rear garden. Solid wooden flooring, ceiling lights and radiators.

## FIRST FLOOR

### Master Bedroom

4.06m x 3.52m (13' 4" x 11' 7")

uPVC window overlooking the front of the property. Built in wardrobes, radiator, carpeted flooring, ceiling light and power points.

### Bedroom Two

3.74m x 3.24m (12' 3" x 10' 8")

uPVC window overlooking the rear of the property. Radiator, carpeted flooring, ceiling light and power points.

### Bedroom Three

2.68m x 3.04m (8' 10" x 10' 0")

uPVC window overlooking the rear of the property. Radiator, carpeted flooring, ceiling light and power points.

### Family Bathroom

2.47m x 2.25m (8' 1" x 7' 5")

Fitted with a three piece suite comprising; low level w.c. pedestal wash hand basin, panelled bath and separate electric shower with glass door. Fully above bath and in shower, ceiling light and power. Opaque window to the rear.

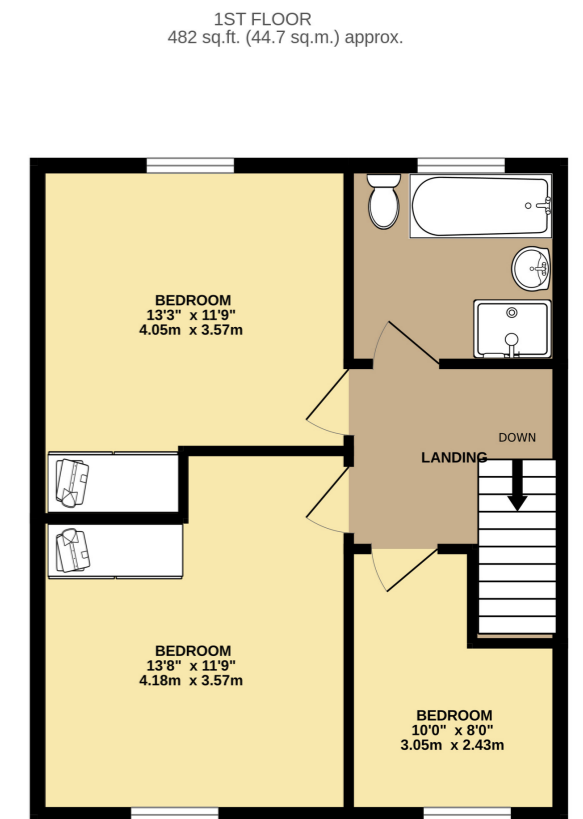
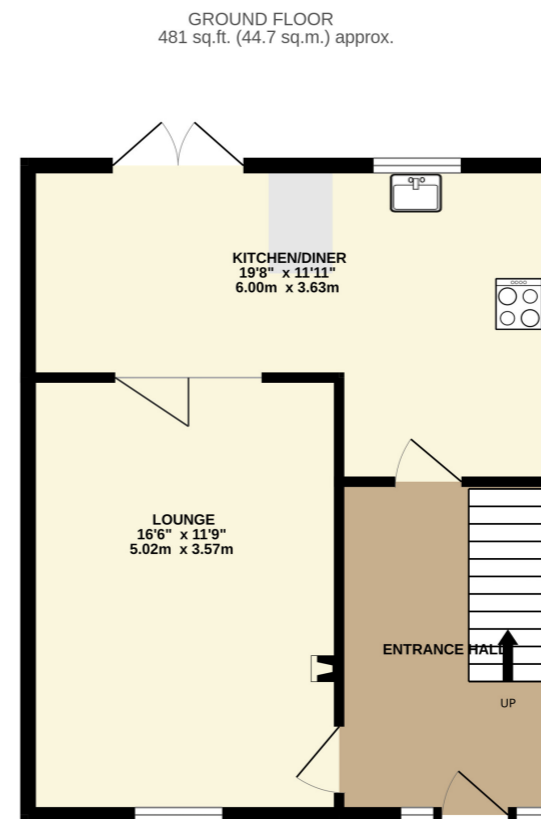
## EXTERNAL

### Driveway

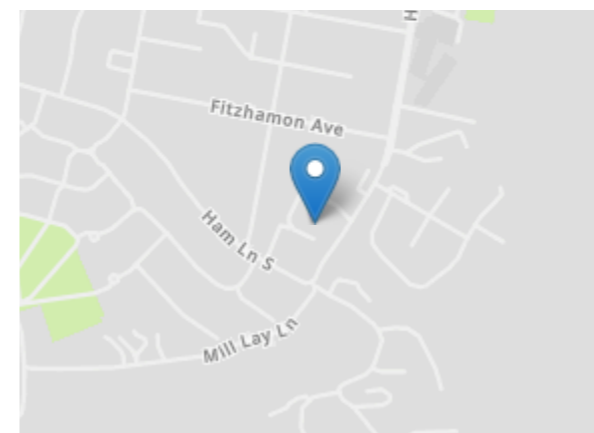
Driveway with parking and lawned area. Storage shed with uPVC door. Seating area to front of house.

### Garden

South westerly rear. Mainly laid to patio, enclosed by wood panel fencing. Gate to the rear.



TOTAL FLOOR AREA : 962 sq.ft. (89.4 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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