



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

£95,000



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TWO/ONE BEDROOM PARK HOME, Statley Albion Tredegar Model built 2007 (40'x 12') with two bedrooms, situated at Millands Park in Llanmaes. The internals comprise; hallway, fitted kitchen/diner, lounge, two bedrooms and a bathroom. The property benefits from uPVC double glazing and gas central heating throughout, a driveway providing off road parking and gardens surrounding the property.

#### Entrance Hall

Enter the property via a uPVC double glazed door into the entrance hall. Doors lead into the kitchen/diner, both bedrooms and bathroom. Location of airing cupboard. Radiator, ceiling light, smoke and carbon detector, power points and tile effect flooring.

#### Lounge

11' 5" x 10' 11" (3.48m x 3.33m)

A large bay window overlooks the front of the property, to the side are sliding patio doors leading to the terrace with decorative fence providing extra protection and privacy. Underfloor heating, radiator, ceiling light, TV point and power points. Open plan through into the Kitchen.

#### Kitchen/Diner

11' 5" x 7' 6" (3.48m x 2.29m)

Fitted with a range of base and wall units with contrasting work surfaces over and tiled surrounds. Stainless steel sink and drainer with mixer tap over. Bosch induction hob and stand alone oven. Plumbed for washing machine and dish washer, space for fridge freezer ( all to remain). Location of condensing-boiler, ceiling light and power. Wood-effect tiled flooring throughout. uPVC window overlooks the side of the property. Space for table and chairs

#### Bedroom One joined to bedroom two

9' 5" x 7' 10" (2.87m x 2.39m)

A Partition wall has been removed between bedroom one and two to create a generous one bedroom property. This can be reverted back to create a two bedroom property.

A double room with a uPVC window overlooking the side of the property and a radiator below. Built-in wardrobes providing hanging and shelving space with a radiator inside. Ceiling light and power points. Tile effect flooring.

#### Bedroom Two joined to bedroom one

8' 5" x 7' 6" (2.57m x 2.29m)

A Partition wall has been removed between bedroom one and two to create a generous one bedroom property. This can be reverted back to create a two bedroom property.

uPVC window overlooking the side of the property and a radiator below. Built-in wardrobes and two side units providing storage space. Ceiling light and power points. Tile effect flooring.

#### Bathroom

7' 3" x 4' 7" (2.21m x 1.40m)

Three piece suite comprising; walk-in shower cubicle, a pedestal wash hand basin and low level WC. An obscure uPVC glazed window overlooks the side of the property. Towel rail radiator, wired for an extractor fan and a ceiling light.

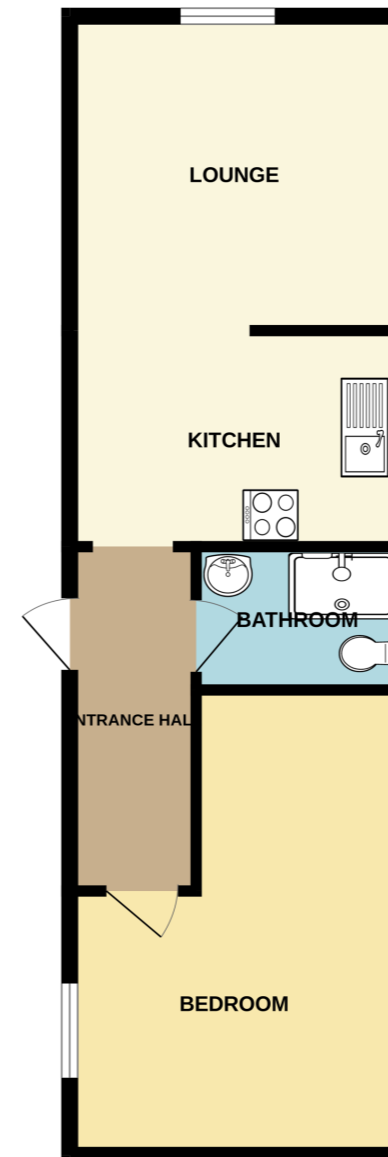
#### Garden

Low maintenance paved area surrounds the property with a shed to remain. private parking for vehicle.

#### ADDITIONAL INFORMATION.

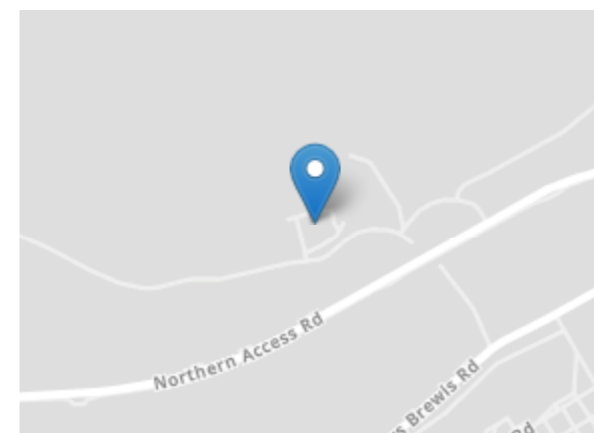
Park homes are reserved for over 50 year old buyers. Rules allow one vehicle and one pet. ( this can be more depending on site owners discretion. Pitch fee at Millands is £84.50 per month. Council Tax is classed as an A. Gas is supplied own suppliers electric and water is meters from the park. Mortgages are not available on Park homes. Park homes are fully residential for 12 months of the year.

GROUND FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 455 sq.ft. (42.3 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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