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TWO BEDROOM, DOUBLE UNIT PARK HOME located on the SOUGHT AFTER Ham Manor Estate in Llantwit Major. The property briefly comprises; entrance porch, lounge, kitchen/diner, two bedrooms, bathroom and porch. Council Tax Band B. Site rules are over 50 years of age, one pet allowed and one vehicle. Pitch fee is approximately £150 per month.

GROUND FLOOR
669 sq.ft. (62.2 sq.m.) approx.

Entrance Porch

Enter the property via uPVC front door into the inner porch with door leading into the kitchen.

Kitchen/Diner

5.20m x 2.50m (17' 1" x 8' 2")
Fitted with a range of base and wall units with contrasting work surfaces over. Space and plumbing for washing machine. Space white goods. Stainless steel sink unit with mixer tap over. Space for dining furniture. Ceiling light and power.

Lounge

5.20m x 3.30m (17' 1" x 10' 10")
uPVC window to the front and side. Carpeted flooring, radiator, ceiling light and power. Doorways to the rear porch, access to bedrooms and bathroom. Feature fire place.

Bathroom

2.00m x 1.49m (6' 7" x 4' 11")
Fitted with a three piece suite comprising; low level WC, wash

Bedroom One

3.34m x 2.85m (10' 11" x 9' 4")
uPVC window to the side. Carpeted flooring, radiator, ceiling light and power.

Bedroom Two

2.84m x 2.36m (9' 4" x 7' 9")
uPVC window. to the side. Carpeted flooring, radiator, ceiling light and power.

Rear Porch

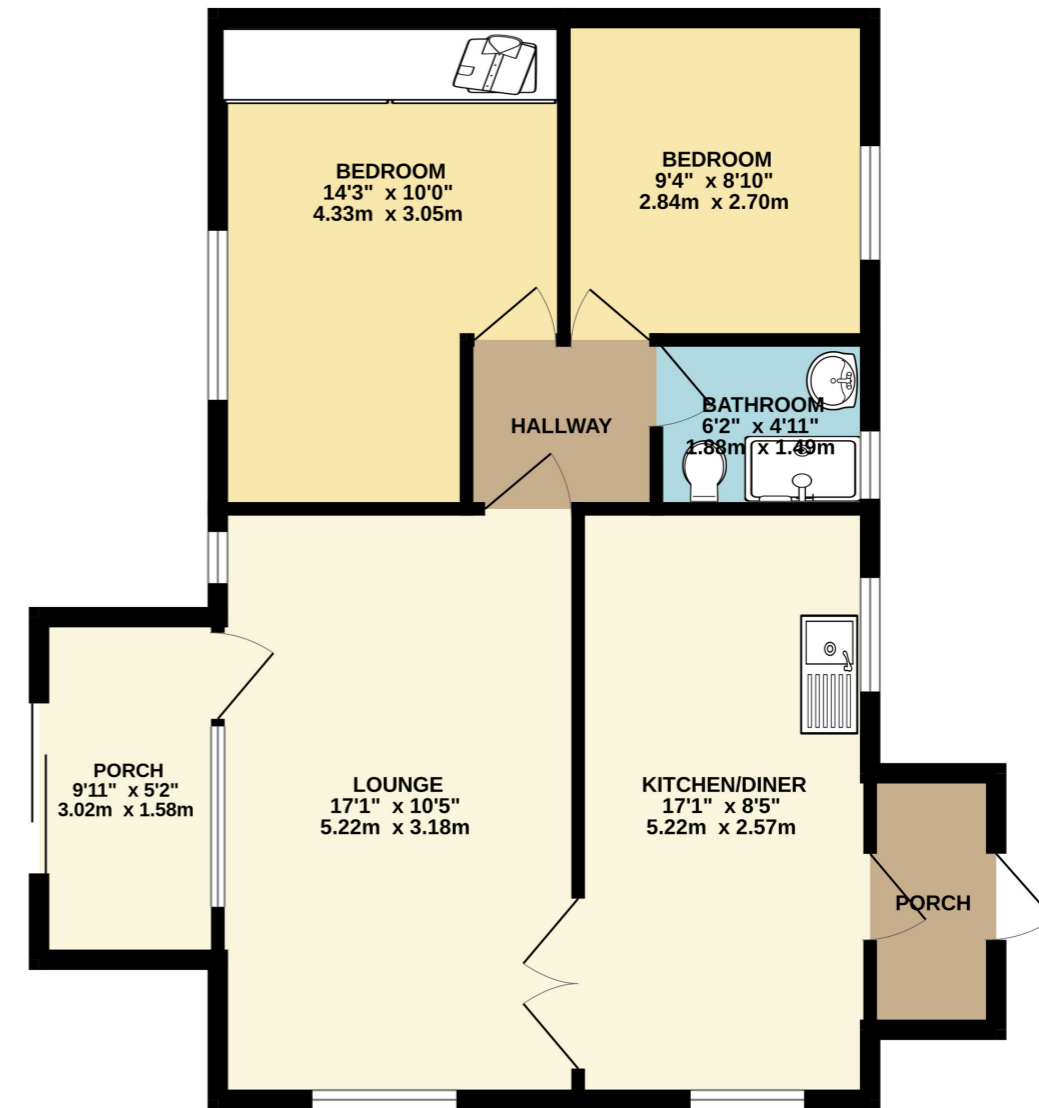
3.65m x 1.49m (12' 0" x 4' 11")
Patio doors to rear, Carpeted and seating area.

Garden

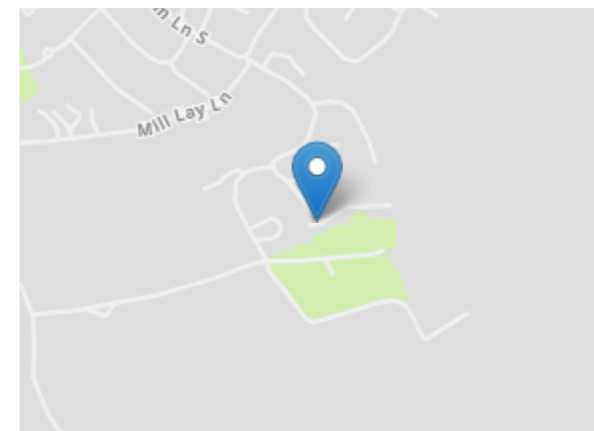
A mixture of grass, planting and patio. metal shed to remain.

Additional Conditions

Berkeley parks rules are:
Over 50 years of age
One pet
One small vehicle per unit.
Monthly pitch fee is approximately £ per month, Water is £ per month. Council Tax B.



TOTAL FLOOR AREA: 669 sq.ft. (62.2 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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MIS REPRESENTATION ACT 1967: These Particulars Are For Guidance Only And Their Accuracy Is Not Guaranteed And Neither Do They Form Part Of Any Other Or Contract.
PROPERTY MIS DESCRIPTION ACT 1991: All Reasonable Steps Have Been Taken To Ensure That These Particulars Do Not Contain Any Error, Mistake Or Misdescription, As Described By The Property Misdescription Act.
PROCEEDS OF CRIME ACT 2002: Brighter Moves Are Obligated To Report Any Knowledge Or Suspicion Of Money Laundering To The Ncis (National Crime Intelligence Service) And Should Such A Report Prove Necessary Are Precluded From Conducting Any Further Professional Work Without The Consent From The Ncis.