

REF NO 868D



6 WATERFALL MEWS, HAM MANOR PARK, LLANTWIT MAJOR CF61 1BA

PRICE: £67,500

SITUATION & DESCRIPTION situated at Ham Manor Residential Park this well maintained two bedroom park home has the benefit of LPG central heating and UPVC windows and doors. Allocated parking.

ENTRANCE HALL

LOUNGE	11' 5" x 10' 2"	Bay window to front and window and door to the side. Gas fire to main wall.
KITCHEN/DINER	11' 10" x 10' 6"	Windows to both side of the property. Fitted with modern units with matching work surfaces
BEDROOM ONE	9' 10" x 7' 4"	Window to the side. Built-in wardrobes. Storage cupboard
BEDROOM TWO	7' 1" x 4' 0"	Window to the side. Built-in cupboard. Radiator.

BATHROOM	Obscure glazed window to the side. Fitted with a modern suite comprising panel bath with shower over, wash-hand basin and WC. Radiator.
EXTERNAL	Garden laid to lawn with shrubs. Patio area. Garden shed to remain. Parking for one vehicle in a block
SERVICES	Mains – Water, LPG gas, Electricity and Drainage. Telephone installed subject to British Telecom Regulations.
LOCAL AUTHORITY	Vale of Glamorgan Council, Civic Offices, Holton Road, Barry
COUNCIL TAX BAND	B
MAINTENANCE	£110.84 per calendar month
WATER RATES	£21.40 per calendar month
RESTRICTIONS	Residents at Ham Manor Park must be aged 50 years or older.
VIEWING	At any reasonable time with the Agent as above.

Important Notice – All measurements have been taken by a sonic tape and should not be relied upon for carpets or furnishings as their accuracy cannot be guaranteed and could be subject to a small margin of error. The photographs show only certain parts of the property at the time they were taken. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser. Any description or information given should not be relied upon as a statement or representation of fact or that the services are in a good condition. None of the services or equipment in the property have been tested by Anthony Brown Limited and prospective purchasers must make their own investigations. Any floor plans included in these sales particulars are not drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. The plans do not form part of any contract.

Details prepared on 12th August 2016

PROCEEDS OF CRIME ACT 2002

Anthony Brown Ltd is obliged to report any knowledge or suspicion of money laundering to NCIS – National Criminal Intelligence Service – and should such a report prove necessary are precluded from conducting any further professional work without consent from NCIS.