





8 Waterfall Mews Ham Manor Park

Llantwit Major, Llantwit Major

A rare opportunity to acquire this two bedroom park home, located in the popular Ham Manor Park Estate, Llantwit Major, with no forward chain. The property briefly comprises; sitting/dining room, kitchen, rear porch/utility, two bedrooms and a shower room. Outside there is a low maintenance area for table and chairs etc. We believe the current pitch fee is circa £190 per month and water is approximately £20 per month. There is a parking space to the rear. There is a communal parking area also nearby. Applicants need to be over 50 years of age. Restrictions include: one pet only, and one small vehicle. Cash buyers only (no mortgages). Council tax band B. The park home is walking distance from local shops and amenities, and the Heritage Coastline and beaches. Council Tax band: B

Tenure: Leasehold

- PARK HOME.
- TWO BEDROOMS.
- PARKING SPACE.
- NO FORWARD CHAIN.
- FOR THE OVER 50s.
- POPULAR LOCATION.





Sitting Room

19' 6" x 11' 11" (5.94m x 3.63m)

UPVC windows to front. Radiators. Door to kitchen. Opaque glazed panel to kitchen.

Kitchen

11' 11" x 9' 10" (3.63m x 3.00m)

Radiator. Opaque glazed door to rear porch/utility. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Gas cooker. Space for white goods. Doors to bedrooms. Opening to inner hallway with linen cupboard and door to shower room.

Shower Room

7' 3" x 4' 11" (2.21m x 1.50m)

UPVC opaque window to rear. Pedestal wash hand basin. Shower enclosure with electric mixer shower. Low level WC. Radiator. Ceramic wall tiles.

Bedroom 1

10' 1" x 10' 9" (3.07m x 3.28m)

Radiator. UPVC window to side.

Bedroom 2

9' 1" x 9' 9" (2.77m x 2.97m)

Radiator. UPVC opaque window.

LEASE

We have been informed that the leased land is automatically renewed by Berkeley Leisure Group Ltd.





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GARDEN

Low maintenance paved area.

ALLOCATED PARKING

1 Parking Space

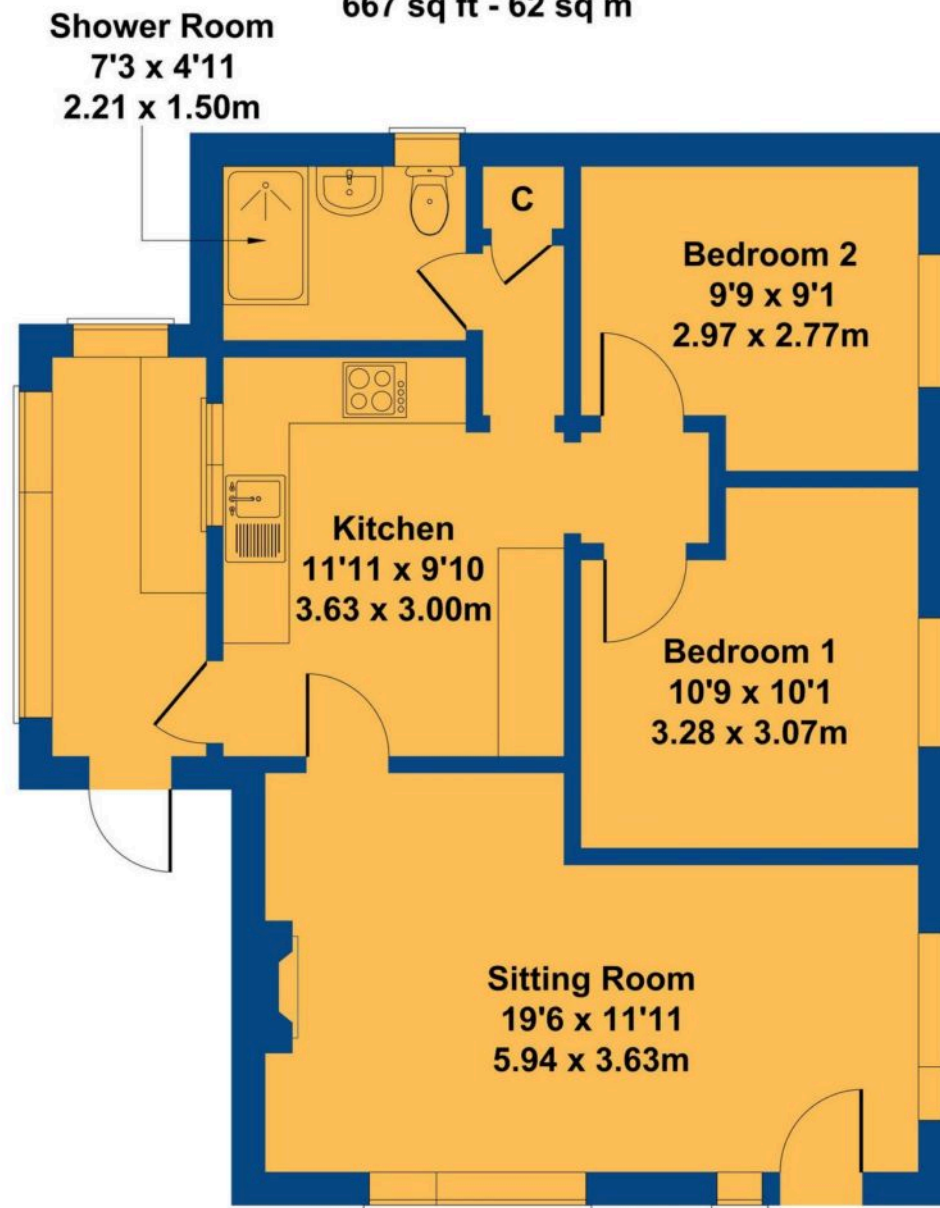
Parking for one car to the rear of the property.



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Approximate Gross Internal Area

667 sq ft - 62 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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HELPFUL INFORMATION whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.