





6 Manor Park

Llantwit Major, Llantwit Major

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- OFFERED FOR SALE FOR THE FIRST TIME IN 40 YEARS
- DOUBLE GLAZING & GAS CENTRAL HEATING
- SOUGHT AFTER LOCATION AND NO FORWARD CHAIN
- THREE BEDROOMS
- GARAGE & DRIVEWAY
- EPC D66





Porch

7' 0" x 4' 0" (2.13m x 1.22m)

Pvcu doors with obscure glazed picture windows to front and rear. Original wood block flooring. Radiator. Doors to living room and kitchen.

Living Room

19' 0" x 10' 0" (5.79m x 3.05m)

Pvcu window to front. Original wood block flooring. Two radiators. Feature stone fireplace with gas fire. Stairs to first floor. Door to porch, door and glazed panel to dining room.

Dining Room

9' 0" x 8' 0" (2.74m x 2.44m)

Continuation of original wood block flooring. Pvcu window to rear. Radiator. Door and glazed panel to living room, door to kitchen.

Kitchen

10' 0" x 8' 0" (3.05m x 2.44m)

Pvcu window to rear. Fitted with a range of white wall and base units with wood effect worktop. Stainless steel sink with left hand drainer. Gas hob, electric oven and extractor fan. Spaces for under counter fridge and freezer. Tiled splashbacks. Vinyl flooring. Radiator. Doors to porch and dining room.





Landing

9' 0" x 3' 0" (2.74m x 0.91m)

Widens to 4'10 to storage cupboard door. Pvcu window to side. Carpet flooring. Access to loft space. Radiator. Door to large storage cupboard housing the Worcester gas combination boiler. Doors to bedrooms and bathroom. Stairs to ground floor.

Bathroom

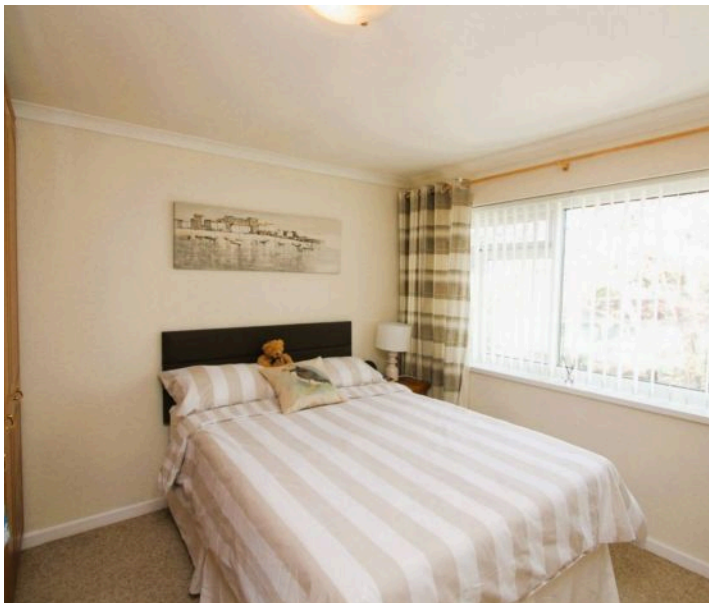
6' 0" x 5' 0" (1.83m x 1.52m)

Fitted with a white three piece suite comprised of shower enclosure, pedestal wash hand basin and low level wc. Obscured glass Pvcu window to rear. Heated towel rail. Wall hung storage cupboard. Vinyl flooring. Tiled walls. Door to landing.

Master Bedroom

10' 0" x 9' 0" (3.05m x 2.74m)

(Plus entranceway measuring 3'10x2'0) Pvcu window to front. Wardrobes can remain if required. Carpet flooring. Radiator. Door to landing.



Bedroom Two

9' 0" x 7' 0" (2.74m x 2.13m)

Not including depth of fitted cupboard. Pvcu window to rear. Carpet flooring. Radiator. Fitted wardrobes (no rails) with sliding doors. Door to landing.

Bedroom Three

10' 0" x 6' 0" (3.05m x 1.83m)

Measurements taken at maximum points. Pvcu window to front. Carpet flooring. Over stairs storage cupboard. Door to landing.



REAR GARDEN

Mainly laid to block pavers. Block borders with mature planting. Side access via gate to front. Storage area to side of porch. Gate leads to green space and the garage en bloc at the rear.

DRIVEWAY

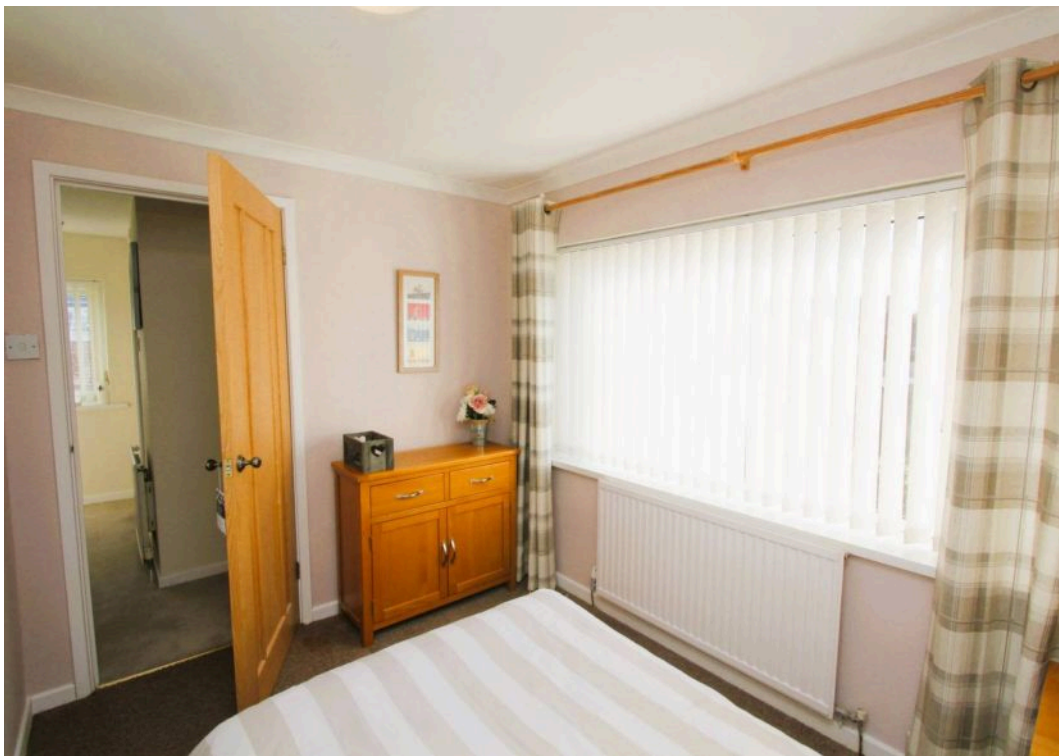
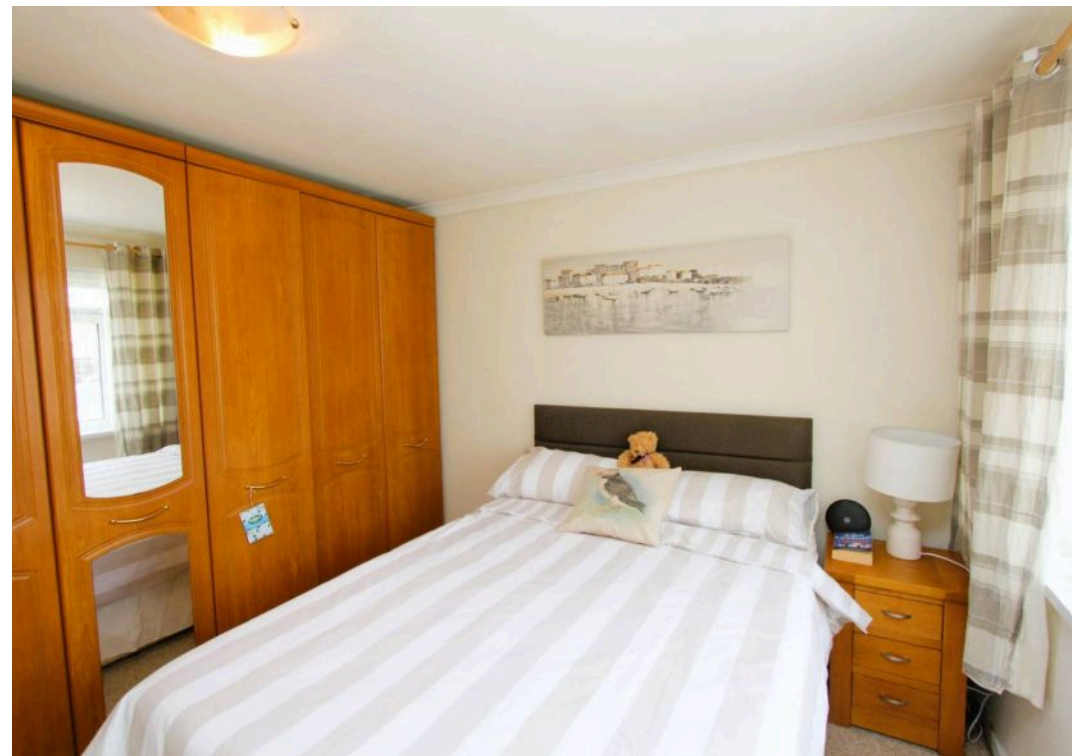
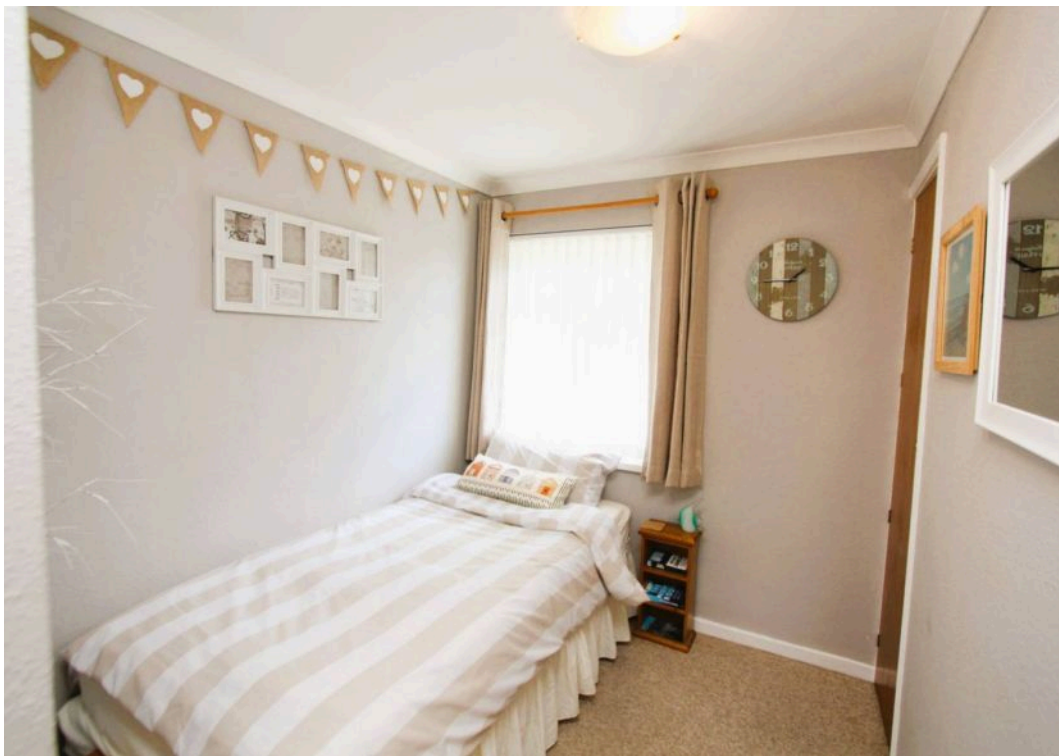
1 Parking Space

Driveway to front

GARAGE EN BLOC

1 Parking Space



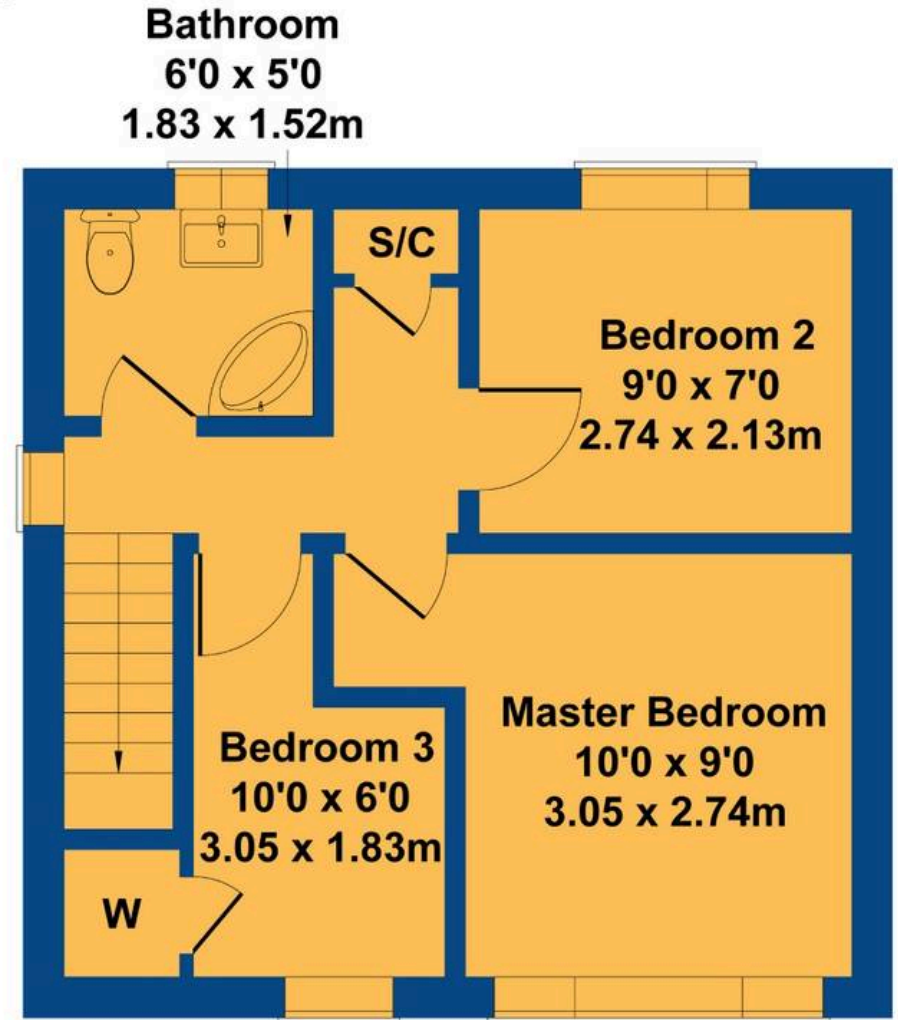


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Approximate Gross Internal Area
732 sq ft - 68 sq m



GROUND FLOOR



FIRST FLOOR

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



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