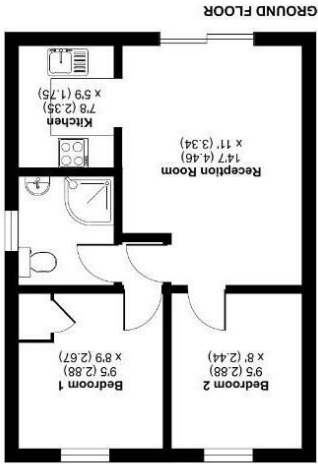


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, (Producing Measurable Property, REF: 1346175) © dawson 2025.

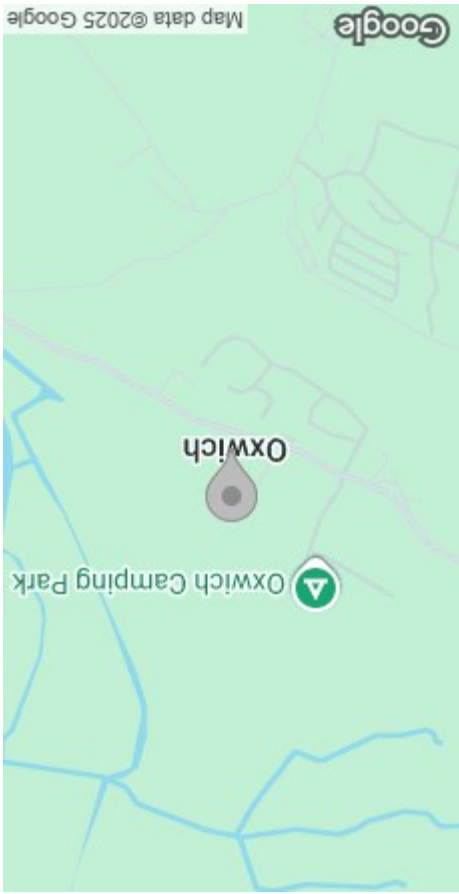


Oxwich Leisure Park, Oxwich, Swansea, SA3

Approximate Area = 428 sq ft / 39.8 sq m

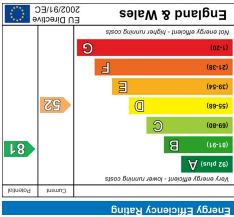
For identification only - Not to scale

## FLOOR PLAN



## AREA MAP

## EPC



88 Oxwich Leisure Park

Oxwich, Swansea, SA3 1LS

Offers Over £100,000





GENERAL INFORMATION

Situated in the picturesque coastal village of Oxwich, this delightful semi-detached holiday home offers the perfect coastal retreat, just a stone's throw from the golden sands of Oxwich Bay and scenic cliff-top walks along the Gower Peninsula.

Accessed via sliding doors, the accommodation opens into a light and airy open-plan lounge and dining area, ideal for relaxing after a day by the sea. An opening leads through to a well-appointed fitted kitchen, offering all the essentials for holiday living.

The property boasts two comfortable bedrooms and a modern shower room, making it a practical and inviting space for couples, small families, or holiday lets.

Externally, there is a private patio seating area – perfect for al fresco dining or morning coffee – and an allocated parking space for convenience.

FULL DESCRIPTION

Entrance

Reception Room  
14'7 x 11' (4.45m x 3.35m)

Kitchen  
7'8 x 5'9 (2.34m x 1.75m)

Bedroom 2  
9'5 x 8' (2.87m x 2.44m)

Inner Hall

Bedroom 1  
9'5 x 8'9 (2.87m x 2.67m)

Bathroom

Parking  
Parking is available at this property via an allocated parking space.



**Tenure**  
Leasehold.  
199 year lease commencing 25/12/2015 until 25/12/2214.  
Service charge: £2,713.94 + VAT  
Ground rent: £926.86 + VAT

**Council Tax Band**  
A

**EPC - E**

**Services**  
Mains electric, water and drainage. There is a water meter.  
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability.

