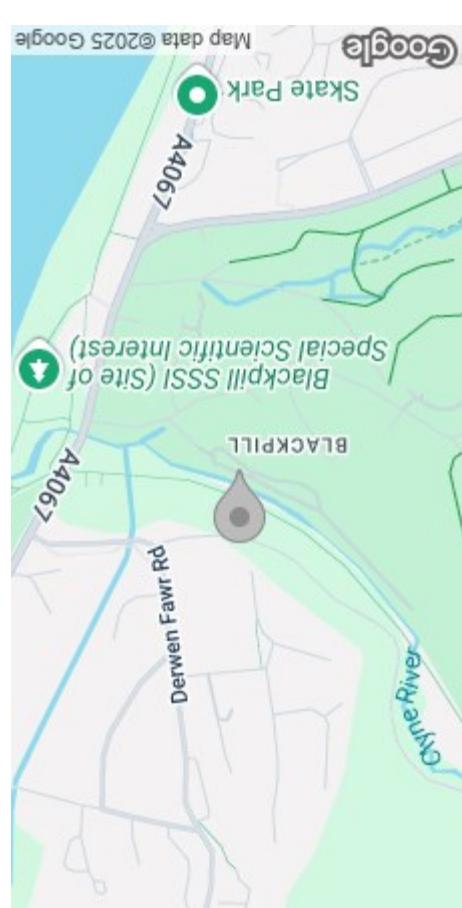
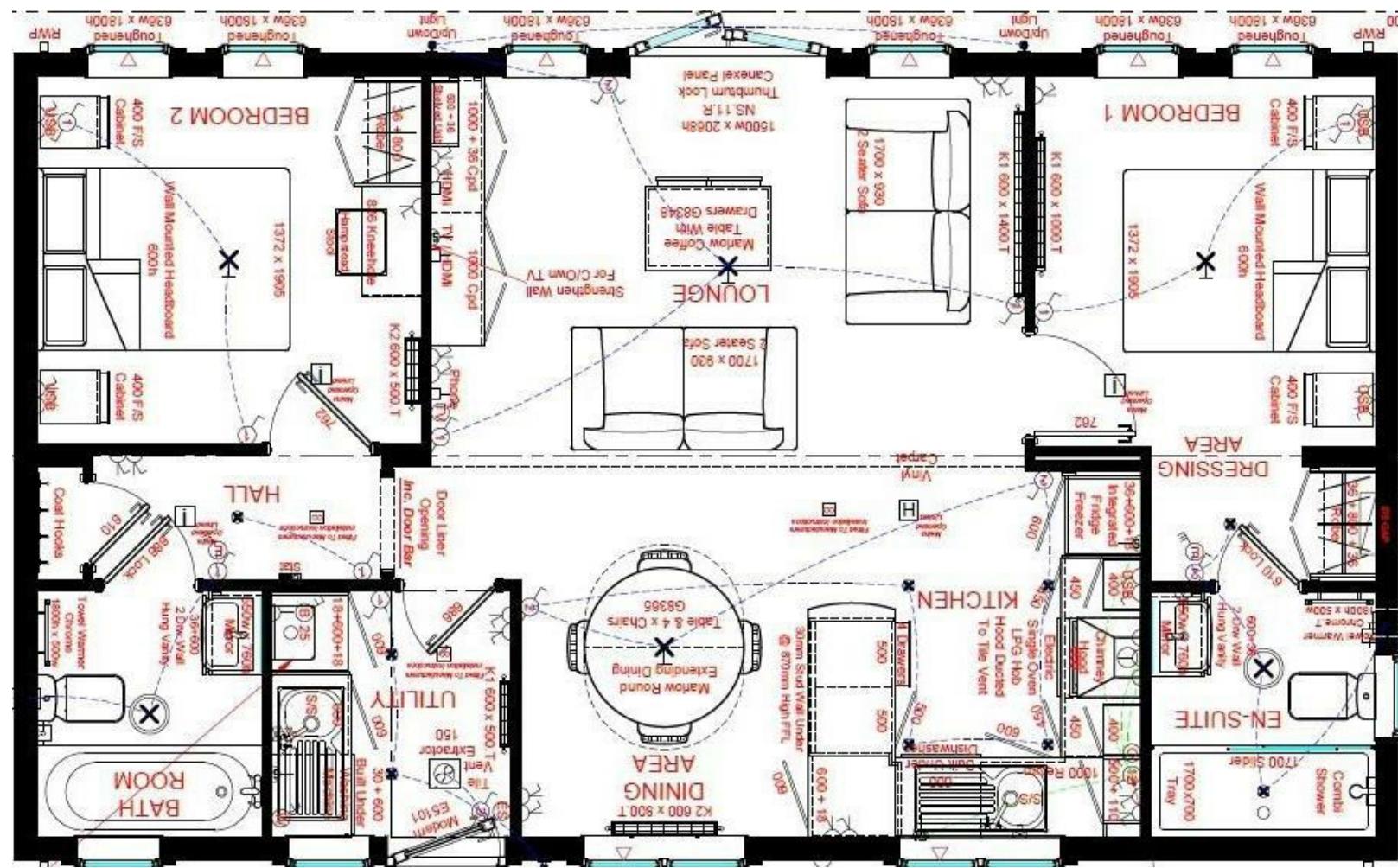




These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves as to their accuracy. No person in this firm's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



AREA MAP



FLOOR PLAN



14 Mill Gardens  
Blackpill, Swansea, SA3 5AX  
Asking Price £239,999



## GENERAL INFORMATION

Brand New Luxury Park Home – Mill Gardens Residential Park, Mumbles, Swansea  
Discover an exceptional opportunity to own a brand-new luxury park home in the prestigious Mill Gardens Residential Park. Situated on a prime River View Plot, this elegant home boasts a sit out decking area, perfect for enjoying the serene surroundings.

Designed with both style and comfort in mind, the home features tall front windows that flood the interiors with natural light, while French doors in the lounge create a seamless indoor-outdoor flow—ideal for warm summer days.

Inside, the semi-open plan living space offers a contemporary feel, with an 'L'-shaped lounge and dining area leading into a beautifully appointed modern kitchen. The home includes two double bedrooms, with the master suite benefiting from an en-suite shower room and dressing area. A family bathroom completes this thoughtfully designed layout.

Set within a sought-after location in Mumbles, Swansea, Mill Gardens offers a peaceful and luxurious lifestyle with easy access to local amenities, coastal walks, and vibrant village life. Don't miss the chance to make this stylish and nearly new park home, with Gold Shield 10 year warranty, your own!

EPC Exempt



## FULL DESCRIPTION

**Entrance**



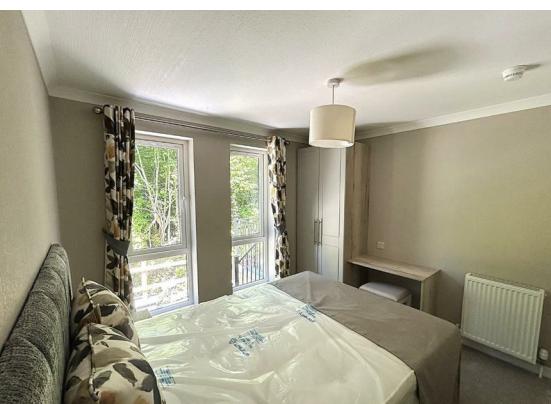
**Kitchen**



**Lounge/Diner**



**Bedroom 1**



**Ensuite**



**Dressing Area**

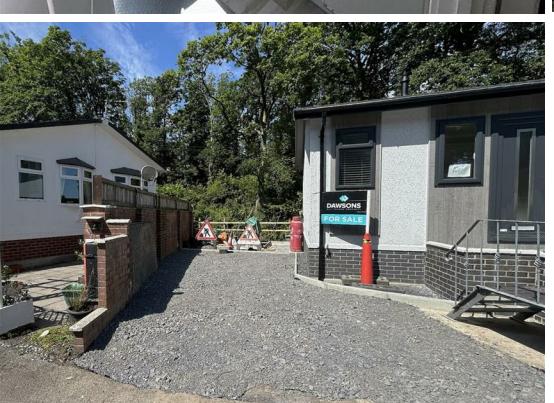
**Bedroom 2**



**Bathroom**



**Driveway and Deck Garden**



### Tenure

Freehold.

There are site fees of £240.00 per month. Annual review is January. There are site regulations, please speak to a member of staff for more information.

### Council Tax Band

TBC - New Build Rate Not Available Yet

### Services

Site Fees £240 pcm.

Mains water & electric. LPG gas.

The current sellers do not have Broadband connected. Please refer to Ofcom checker for further coverage information.

The current sellers have advised there are no known restrictions or issues with mobile coverage. Please refer to Ofcom checker for further information.

34Ft x 20Ft Park Home

