

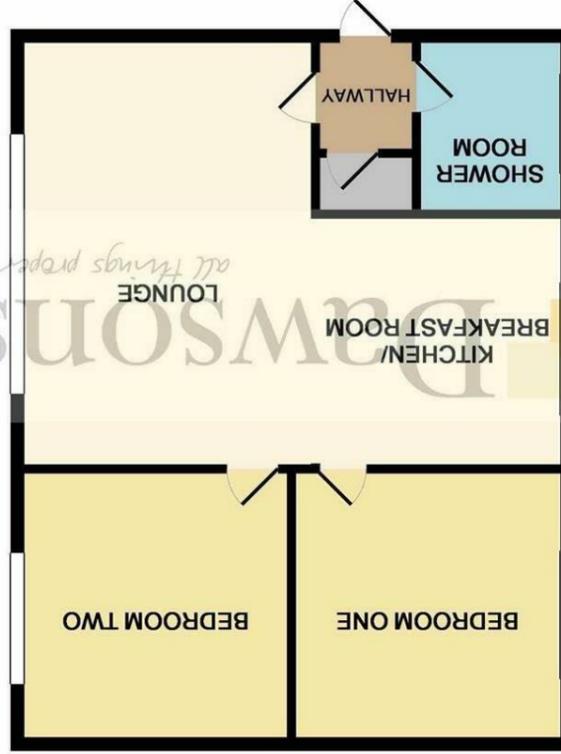
EPC



AREA MAP

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.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019



FLOOR PLAN



23 Gower Holiday Village Monksland Road  
 Reynoldston, Swansea, SA3 1AY  
 Asking Price £75,000

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## GENERAL INFORMATION

Located on a popular holiday park in Scurlage, this charming two-bedroom semi-detached chalet offers an ideal retreat in the heart of the Gower Peninsula. Just a short distance from award-winning local beaches and surrounded by beautiful countryside, it's perfectly placed to enjoy a range of scenic walks and outdoor activities. The chalet benefits from on-site facilities including a swimming pool, children's play area, and convenience shop, adding to its appeal as a holiday home or investment opportunity. The accommodation briefly comprises a hallway, shower room, open-plan lounge with kitchen/diner, and two comfortable bedrooms. Externally, the property features driveway parking and a private patio seating area, perfect for relaxing or dining outdoors. With ten months of holiday occupancy allowed, and the chalet being offered all furniture and contents included, this well-situated chalet offers a fantastic opportunity to enjoy the very best of coastal and countryside living in Gower. Viewing is highly recommended.

## FULL DESCRIPTION

### Entrance Hallway

**Shower Room**  
6'2 x 5'3 (1.88m x 1.60m)

**Lounge**  
15'4 x 10'6 (4.67m x 3.20m)

**Kitchen**  
10'1 x 8'7 (3.07m x 2.62m)

**Bedroom One**  
9'11 x 8'8 (3.02m x 2.64m)

### Bedroom Two



### Additional Information

The site closes between 1st January until 1st March, the chalets cannot be occupied during this period. 10 Month occupancy.

There are covenants on the site, please discuss with a member of staff for more information.

### Services

Council Tax is currently exempt due to self catering holiday unit. Mains electric, water & drainage. There is no gas at the property. Additional a recently fitted invented electric water heating system has been installed.

The current sellers broadband is currently with Vodafone. Please refer to the Ofcom checker for further coverage information.

Current owners are not aware of any issues or restrictions for mobile phone coverage. Please refer to Ofcom checker for further information.

### Tenure

Leasehold.  
125 year lease, 107 years remaining from 29.09.2006 -29.09.2131  
Annual Service Charge £4000 per annum. Ground Rent is included within the service charge.  
Service charge review period March 2024.

### Council Tax Band

Exempt due to business rates

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### Additional Information

Please note income from holiday lets on this property via Airbnb and Booking.com:

Accounting period 01/09/23 to 31/08/24. Gross £21,250

Accounting period 01/09/22 – 31/08/23. Gross £20,591