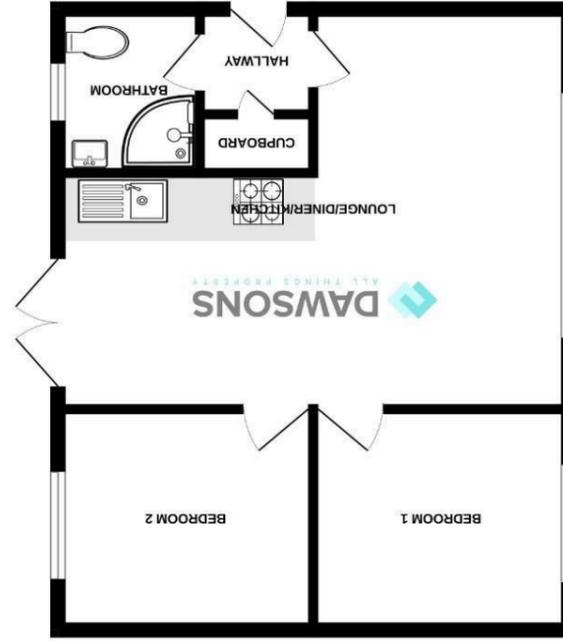


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

This floor plan has been made to ensure the accuracy of the property's layout. Measurements are approximate and should be used as a guide only. The floor plan is not intended to be used as a legal document. It is not intended to be used as a legal document. It is not intended to be used as a legal document.



AREA MAP



GROUND FLOOR

FLOOR PLAN



34 Gower Holiday Village
 Scurlage, Reynoldston, Swansea, SA3 1AY
Asking Price £67,000



GENERAL INFORMATION

Opportunity to purchase a wonderful, two bedroom, semi-detached holiday chalet. Located on the popular park in Scurlage near to award winning local beaches set in Gower. Ideally situated to take advantage of the many local walks whilst enjoying the countryside offered in the area. On site facilities including swimming pool, play area and shop. The accommodation itself briefly comprises: hallway, bathroom, open plan lounge to kitchen/diner and two bedrooms. Externally this property benefits from a reserved parking space plus visitor parking. Viewing is highly recommended. No chain. Ten months holiday occupancy. EPC E

FULL DESCRIPTION

Entrance Hall

Lounge/Diner

19'8" x 15'5" (6.00m x 4.71m)

Bedroom 1

9'10" x 8'6" (3.00m x 2.60m)

Bedroom 2

9'10" x 8'6" (3.00m x 2.59m)

Bathroom

6'3" x 5'6" (1.91m x 1.68m)

EPC - E



Tenure

Leasehold.
125 year lease with 106 years remaining.
Annual Ground Rent: £50.00
Annual Service Charges: £3,800.00

Parking

There is an allocated parking space.

Council tax - A

Services

Mains electric, water & drainage.
There is no gas at the property.
There is currently fibre broadband at the property via EE. Please refer to Ofcom checker for further coverage information.
The current sellers have advised they use Vodafone for mobile coverage. Please refer to Ofcom checker for further coverage information.

