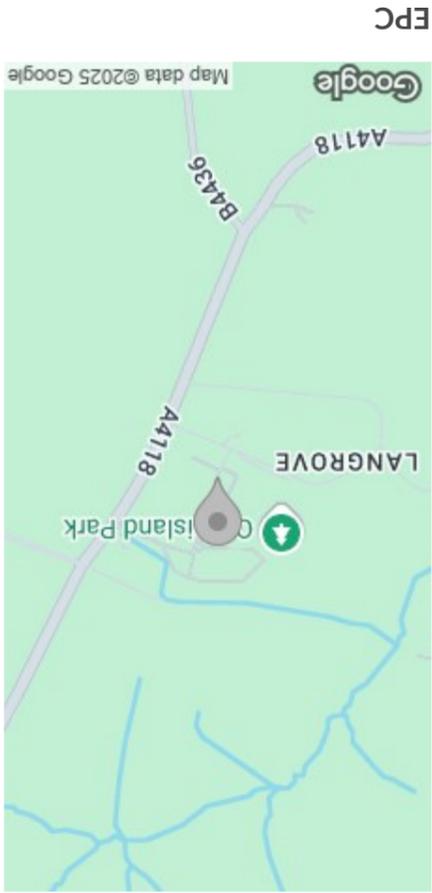




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

These particulars have been made to ensure the accuracy of the layout and dimensions. Measurements of rooms, areas and distances shown are based on a general prospective purchase. The actual dimensions and distances may vary slightly from those shown. All dimensions are given in metres and rounded to the nearest millimetre. All dimensions are given in metres and rounded to the nearest millimetre. All dimensions are given in metres and rounded to the nearest millimetre.



AREA MAP

EPC



GROUND FLOOR

FLOOR PLAN



**9 Cannisland Park**  
 Parkmill, Swansea, SA3 2ED  
**Asking Price £67,500**



## GENERAL INFORMATION

We are delighted to offer for sale this two bedroom park home. Situated at the gateway to the Gower Peninsula. Set within a peaceful, rural location with good road links to the convenient villages of Kittle and Killay. The property itself briefly comprises: entrance hall, dining room, lounge, kitchen, conservatory, two bedrooms and a bathroom. Externally is driveway parking and raised sit out area to the front. To the rear is a low maintenance garden. Viewing is recommended to appreciate the location on offer. 12 month occupancy. Site fees are £161 per month. Freehold. EPC Exempt. Council Tax Band - A.

## FULL DESCRIPTION

### Entrance

Enter via double glazed front door into:

### Hallway

8'8 x 3'4 + 6'6 x 3'0 (2.64m x 1.02m + 1.98m x 0.91m)

Built in cupboard. Radiator. Coved ceiling. Rooms off.

### Dining Room

8'7 x 7'11 (2.62m x 2.41m)

Double glazed window to side. Space to accommodate large dining table. Radiator. Coved ceiling. Open plan into:



### Lounge

17'9 x 9'6 (5.41m x 2.90m)

Double glazed bay window to front along with a double glazed window to side provide an abundance of natural light, creating a bright and airy feel. Double glazed sliding doors to front. A feature fireplace with decorative wooden surround and marble effect hearth is a charming focal point and adds character to the room. Two radiators. Coved ceiling with spotlights.

### Bedroom Two

8'7 x 8'0 (2.62m x 2.44m)

Double glazed window to side. Built in wardrobes. Radiator. Coved ceiling.



### Bathroom

6'5 x 5'8 (1.96m x 1.73m)

Double glazed privacy window to side. Three piece suite comprising low level W.C., wash hand basin and walk in disability friendly shower. Radiator. Tiled walls. Coved ceiling.

### Bedroom One

10'11 x 8'7 (3.33m x 2.62m)

Double glazed window to side. Built in wardrobes. Radiator. Coved ceiling.

### Kitchen

12'0 x 8'7 (3.66m x 2.62m)

Double glazed window to side and double glazed door to conservatory. Fitted with a range of wall and base units with complementary work surfaces over, incorporating bowl and a half sink and drainer unit with mixer tap. Wall mounted gas central heating boiler. Spaces for cooker and fridge/freezer. Space and plumbing for washing machine. Built in cupboard. Part tiled walls. Coved ceiling.

### Conservatory

Fully double glazed. Radiator. Double glazed door giving side access to garden.

### External

To the front of the property is a driveway providing off road parking. To the rear is a level garden laid with decorative stones, bordered with mature plants and shrubs. Fully enclosed to all sides, enjoying an excellent degree of privacy.

### Additional Information

Please note that the terms of the site agreement does not allowed dogs

