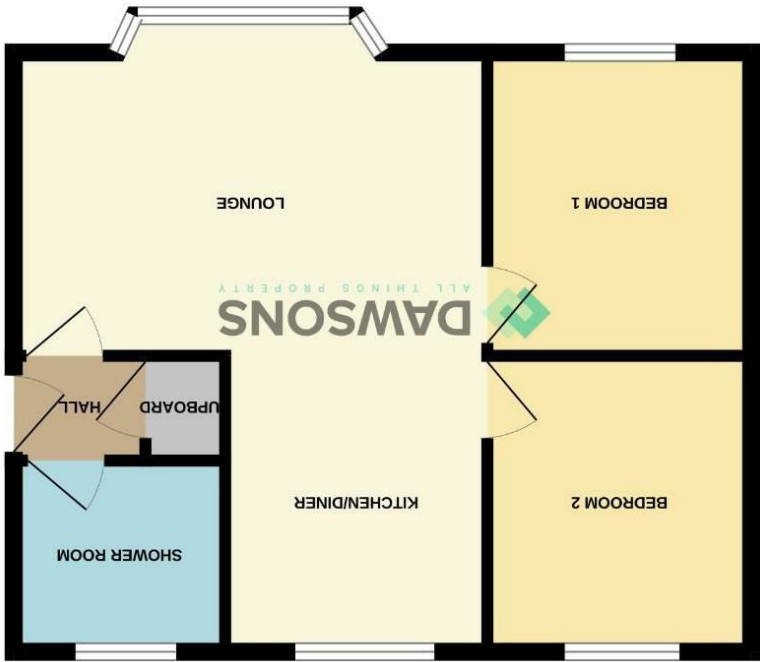


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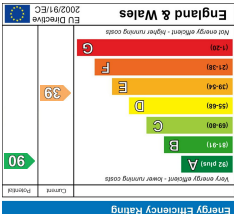


FLOOR PLAN



AREA MAP

EPC





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 driveway providing ample parking and patio seating area. Viewing is highly recommended. No chain. Ten months holiday occupancy. EPC E

FULL DESCRIPTION

**Entrance Hall**  
4'02 x 3'06 (1.27m x 1.07m)

**Bathroom**  
6'03 x 5'02 (1.91m x 1.57m)

**Lounge**  
15'05 x 9'11 (4.70m x 3.02m)

**Kitchen/Diner**  
9'08 x 8'07 (2.95m x 2.62m)

**Bedroom 1**  
9'07 x 8'07 (2.92m x 2.62m)

**Bedroom 2**  
9'08 x 8'07 (2.95m x 2.62m)



**Tenure**  
Leasehold  
125 year lease, 107 years remaining from 29.09.2006 - 29.09.2131  
Annual Ground Rent £50.00  
Annual Service Charge £3,600.00 (Inclusive of VAT).  
Service charge review period March 2025.

**Council Tax Band**  
A

**Services**  
Mains electric, water & drainage.  
There is no gas at the property.  
There is currently no broadband at the property. Please refer to Ofcom checker for further information.  
The current sellers have advised there are no known restrictions or issues with mobile coverage. Please refer to Ofcom checker for further information.

