

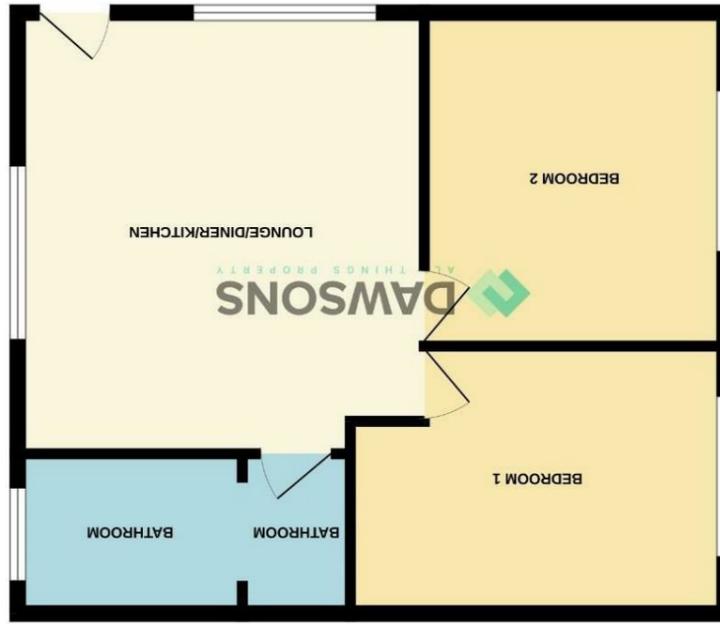
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

Notes: Every attempt has been made to ensure the accuracy of the floorplan contained herein. Measurements of rooms, wall thicknesses, and any other areas are approximate and no responsibility is taken for any error. Areas shown are for guidance only and should not be used for any other purpose. The floorplan is intended to provide a general impression of the property and is not intended to be used as a legal document. The floorplan is not intended to be used as a legal document. The floorplan is not intended to be used as a legal document.

EPC



AREA MAP



GROUND FLOOR

FLOOR PLAN



62 Gower Holiday Village Monksland Road
 Reynoldston, Swansea, SA3 1AY
 Asking Price £62,000



GENERAL INFORMATION

Nestled in the charming village of Scurlage on the beautiful Gower Peninsula, this semi-detached holiday chalet is an ideal retreat for families, couples, or solo adventurers eager to explore some of the UK's most scenic coastlines. Just minutes from award-winning beaches and stunning cliff-top walks, the chalet offers a cozy, open-plan interior with a lounge, dining area, and fully fitted kitchen, as well as two comfortable bedrooms and a modern bathroom. Outside, a private driveway provides parking for two vehicles, and guests enjoy access to a well-equipped holiday site with family-friendly amenities, including an indoor swimming pool, outdoor children's play area, indoor soft play zone, and games room. A convenient on-site bakery and shop make it easy to pick up fresh treats and essentials. Perfectly situated for discovering the natural beauty of the Gower—whether it's the iconic Rhossili Bay, Worm's Head, or hidden sandy coves—this Scurlage chalet provides an inviting base for a memorable seaside escape. EPC D

FULL DESCRIPTION

Entrance

Lounge/Diner/Kitchen

15'10" x 14'07" (4.83m x 4.45m)

Bedroom 1

13'04" x 9'07" (4.06m x 2.92m)

Bedroom 2

11'10" x 10'08" (3.61m x 3.25m)

Bathroom

11'10" x 5'08" (3.61m x 1.73m)

Externally

The property benefits from a driveway providing parking.



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
2024.

Council Tax Band

Currently exempt due to holiday let

Services

Mains electric & Water meter. There is
no mains gas at the property.

There is currently no broadband at the
property. There is wifi available via main
site. 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.

Council Tax is currently exempt due to
self catering holiday unit.