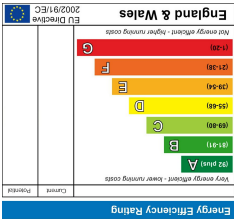
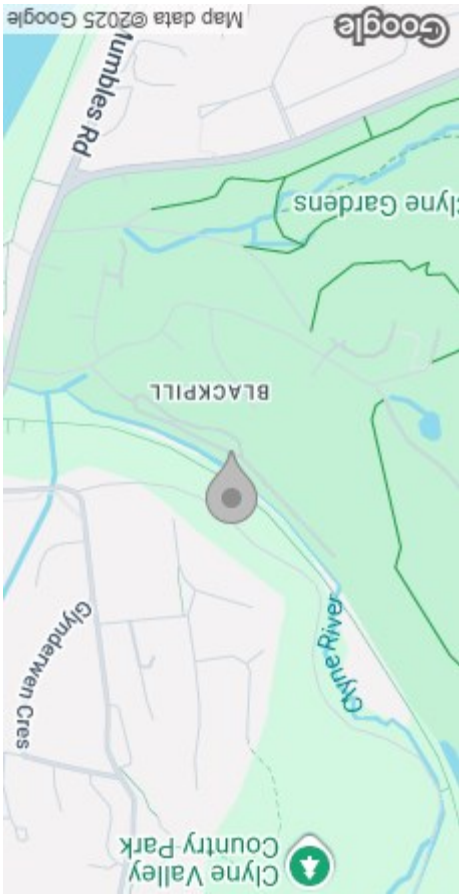


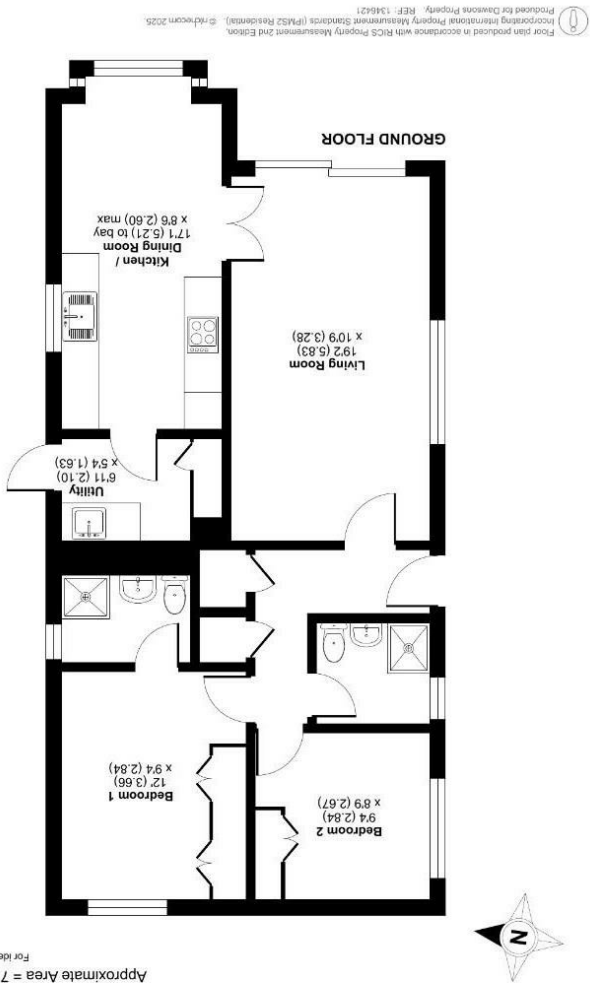
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



EPC



AREA MAP



Mill Gardens, Blackpill, Swansea, SA3

FLOOR PLAN



DAWSONS

47 Mill Gardens
Blackpill, Swansea, SA3 5AY
Asking Price £170,000



GENERAL INFORMATION

Situated in the highly sought-after coastal area of Blackpill, this charming detached park home offers comfortable and low-maintenance living exclusively for those aged 50 and over. Just a short stroll from the sea front promenade and within easy reach of Mumbles village—with its vibrant selection of shops, bars, and restaurants—the property is ideally located for enjoying all the benefits of coastal living. The accommodation comprises an entrance hallway with built-in storage, a bright lounge with sliding doors opening onto a front sit-out area, and French doors leading to a well-equipped kitchen/dining area with a utility room off. There are two double bedrooms, including a master with en-suite shower room, along with a separate bathroom. Externally, the home features driveway parking to the side, a gravelled front garden, and a private, low-maintenance rear garden with patio seating and an astroturf area—perfect for relaxing or entertaining. This is a rare opportunity to secure a peaceful, well-located home in a welcoming over-50s community close to the coast.

FULL DESCRIPTION

Entrance Hall

Living Room
19'2 x 10'9 (5.84m x 3.28m)

Kitchen / Dining Room
17'1 to bay x 8'6 max (5.21m to bay x 2.59m max)

Utility
6'11 x 5'4 (2.11m x 1.63m)

Bedroom 1
12' x 9'4 (3.66m x 2.84m)

Ensuite

Bedroom 2
9'4 x 8'9 (2.84m x 2.67m)

Shower Room



Parking
Parking is available for 2 vehicles at this property via the driveway.

Tenure
Freehold.
There are site fees of £2,440.00 per year. Annual review is January. There are site regulations, please speak to a member of staff for more information. Please note there is a new pitch fee from 1st January 2026, which will be £210.65 per month.

Council Tax Band
C

EPC - EXEMPT

Services
Mains electric, water and drainage. LPG Gas.
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability.

Additional Information
Please note this property has had the shower room adapted for accessibility. Hand railings by the front door have also been added.
Please note that new carpets were fitted throughout the property in October 2025, replacing those shown in the photos.