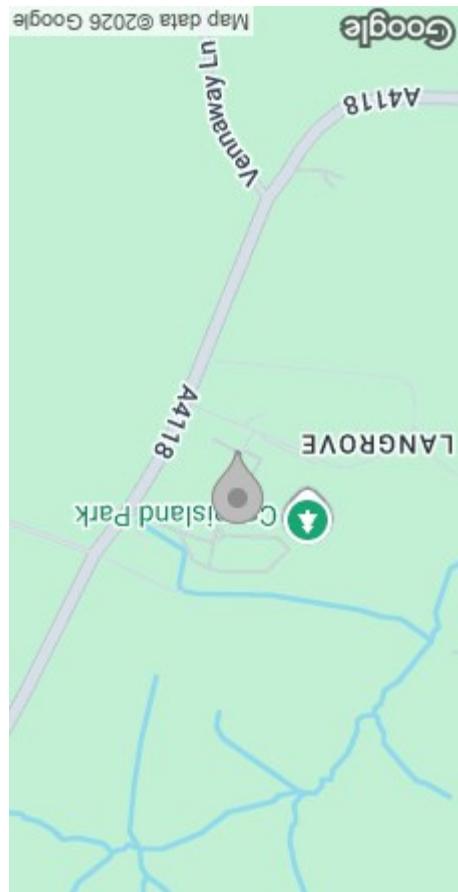


These particular statements are believed to be accurate only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representations by Inspectors in respect of the property.

EPC



## AREA MAP



GROUNDFLOOR 647 sq.ft. (60.1 sq.m.) approx.

## FLOOR PLAN



## 10 Cannisland Park Parkmill, Swansea, SA3 2ED **£159,000**



DAWSONS

## GENERAL INFORMATION

Situated just moments from the picturesque Gower Peninsula and within easy reach of Killay Village, Kittle Village, and Mumbles Village with its charming shops, cafés, and restaurants, this delightful detached park home offers the perfect blend of countryside calm and convenient amenities. Designed exclusively for residents aged 50 and over.

Upon entering the park home, you are welcomed into a central entrance hallway providing access to the main living accommodation. An opening from the hallway leads into a bright and comfortable lounge, creating an inviting space for relaxation.

The fitted kitchen is well appointed with a range of integrated appliances and flows seamlessly into a dedicated dining area, ideal for both everyday living and entertaining.

The property offers two well-proportioned bedrooms, both benefitting from built-in wardrobes, with the master bedroom further enhanced by a dressing area and a private en-suite shower room. The second bedroom is ideal for guests or additional occupants.

## FULL DESCRIPTION

### Entrance Hall



### Lounge

10'4 x 12'10 (3.15m x 3.91m)

### Kitchen/Dining Area

8'05 x 18'02 (2.57m x 5.54m)

### Bedroom One

9'05 x 9'00 (2.87m x 2.74m)

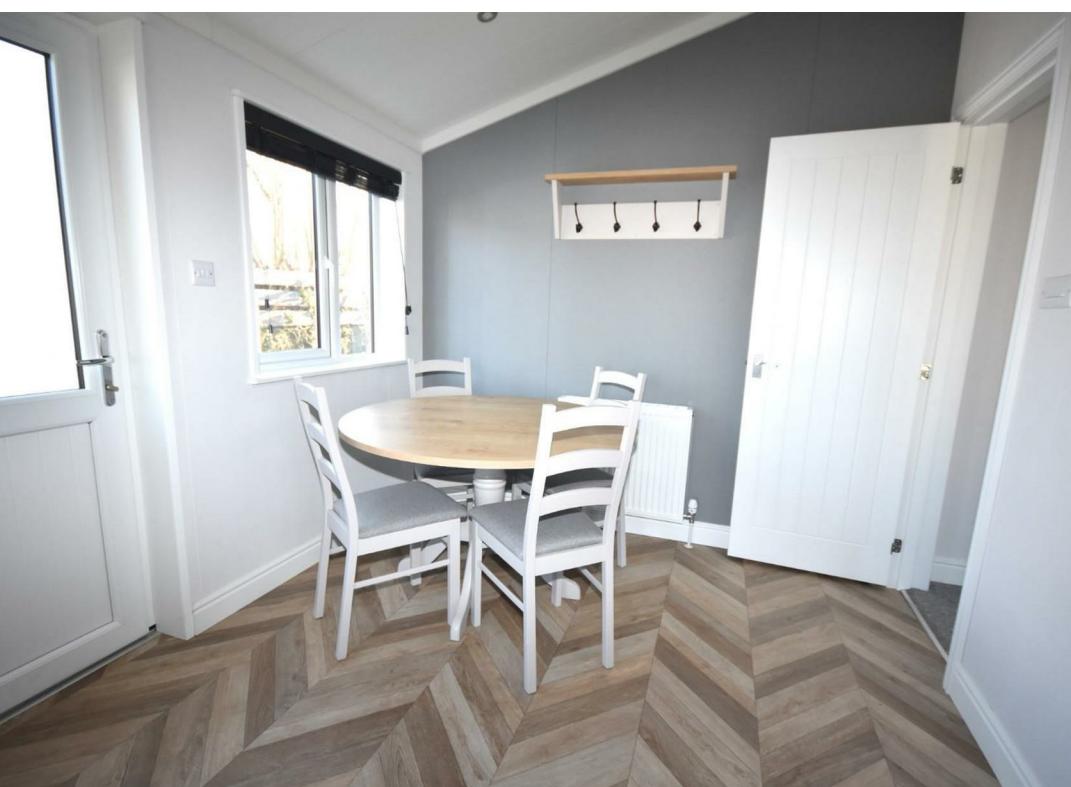
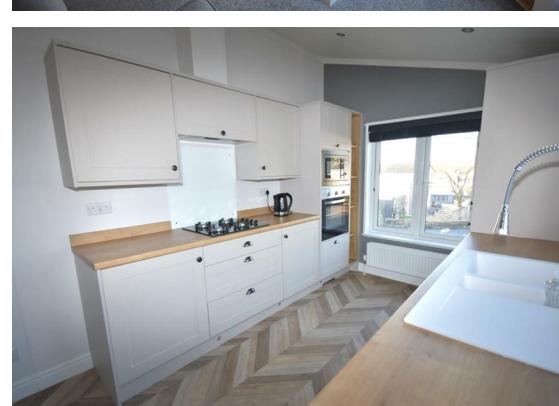
### Dressing Area

### Ensuite Shower Room

### Bedroom Two

9'04 x 9'06 (2.84m x 2.90m)

### Bathroom



### Tenure

Freehold.

There are annual site fees of £2100 per annum, this fee includes water & sewerage.

### Council Tax Band

A

### EPC - Exempt

### Services

Water rates are included in site fees. Drainage- septic tank also included in site fees.

Mains water & electric. Calor gas. You are advised to refer to the Ofcom checker for information regarding mobile signal & broadband coverage, as, due to the property being vacant, we cannot confirm availability.

### Additional Information

Please note:

- Age restriction 50 Years and over.
- Dogs are not permitted to live on site.
- The external images shown are of the actual park home; however, it has been repositioned to the plot for sale.

