



## 43 Gower Holiday village, Monksland Road Reynoldston, Swansea, SA3 1AY

Asking Price £79,950



## FULL DESCRIPTION

### Entrance

Enter via front door into:

### Hallway

Door to storage cupboard housing modern pressurised water cylinder. Access to attic via hatch. Doors to:

### Bathroom

6'0 x 6'0 (1.83m x 1.83m)

Double glazed frosted window to rear. Three piece suite comprising low level wc, wash hand basin within a vanity unit and panel bath with shower over. Extractor fan. Fully tiled walls.

### Open Plan Lounge/Kitchen

19'0 x 15'0 (5.79m x 4.57m)

### Lounge

Double glazed bay window to front providing plenty of natural light, creating a bright and airy feel. Electric storage heater. Wood effect flooring. Plain plastered ceiling with spotlights. Open to:

### Kitchen

Double glazed window to rear. Fitted with a range of wall, base and drawer units with complementary work surfaces over incorporating stainless steel sink and drainer unit with mixer tap. Tiled splash back. Spaces for cooker and fridge/freezer. Space to accommodate dining table. Tiled flooring. Plain plastered and coved ceiling with spotlights.

### Bedroom 1

9' x 8' (2.74m x 2.44m)

Double glazed window to front. Fitted wardrobes with over bed storage cupboards. Electric storage heater.

### Bedroom 2

9'0 x 8'0 (2.74m x 2.44m)

Double glazed window to rear. Fitted wardrobes with over bed storage cupboards. Electric storage heater.

### Externally

The property benefits from a large driveway providing ample parking and well maintained gardens laid to lawn.

### 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

Council tax band A

### Services

Mains electric, water, drainage. (Metered via site)

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.

### Additional Information

The site closes between 1st January until 1st March, the chalets cannot be occupied during this period. 10 Month occupancy.

There are covenants on the site, please discuss with a member of staff for more information.

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.



## AREA MAP

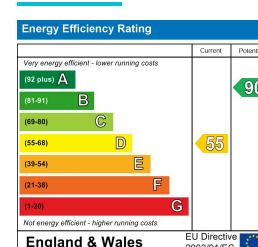


## FLOOR PLANS



GROUND FLOOR

## EPC



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