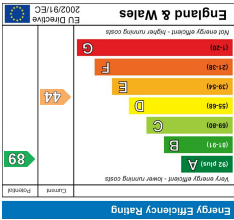


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

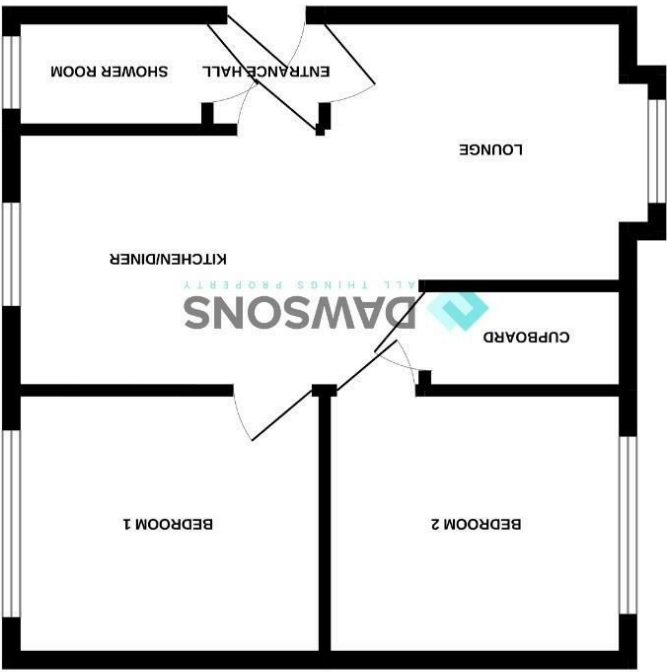
While every attempt has been made to ensure the accuracy of the description contained herein, measurements of distance, area, volume, weight and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The services, systems and appliances shown have been noted and no guarantee is made as to their condition or accuracy. All things property.



EPC



AREA MAP



GROUND FLOOR

FLOOR PLAN



24 Gower Holiday Village, Monksland Road  
Reynoldston, Swansea, SA3 1AY  
Offers Over £65,000

2 1 1 E



GENERAL INFORMATION

Opportunity to purchase a delightful two bedroom, semi-detached holiday chalet. Situated on the popular holiday 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, launderette, play area and shop. The accommodation itself briefly comprises: hallway, bathroom, L-shaped lounge open to kitchen and two bedrooms. Externally there are laid to lawn gardens and driveway providing off road parking. Viewing is highly recommended to appreciate the standard of the property. Ten months occupancy. EPC - E. Leasehold. 125 year lease with 109 years remaining. Ground Rent: £50 p.a. Service Charge: £3,300 p.a. Council Tax Band - A.

FULL DESCRIPTION

**Entrance**  
Enter via double glazed front door into:

**Hallway**  
3#9 x 3'8 (0.91m#2.74m x 1.12m)  
Built in cupboard. Access to loft space. Tiled flooring. Rooms off.

**Lounge**  
11'9 x 9'7 (3.58m x 2.92m)  
Double glazed bay window to front providing plenty of natural light. Built in storage cupboard. Wall mounted electric heater. Tile effect flooring. Open to:



**Kitchen/Dining Area**  
9'10 x 8'11 (3.00m x 2.72m)  
Double glazed window to rear. Fitted with a range of wall and base units with complementary work surfaces over, incorporating stainless steel sink and drainer unit with mixer tap. Integrated four ring electric hob with extractor hood over and oven below. Space for fridge/freezer. Space and plumbing for dishwasher. Tile effect flooring.

**Bedroom One**  
9'9 x 8'6 (2.97m x 2.59m)  
Double glazed window to rear. Electric wall mounted heater. Tile effect flooring.

**Bedroom Two**  
9'8 x 8'7 (2.95m x 2.62m)  
Double glazed window to front. Electric wall mounted heater. Tile effect flooring.

**Shower Room**  
Double glazed frosted window to rear. Three piece suite comprising low level W.C, wash hand basin set over vanity unit and walk in shower cubicle housing electric shower. Wall mounted chrome towel heater. Tiled walls.

**External**  
The property benefits from a paved driveway providing parking for two cars. The remainder of the garden is laid to lawn.

**Tenure**  
Leasehold  
125 year lease with 109 years remaining.  
Ground Rent: £50 p.a  
Service Charge: £3,300 p.a

