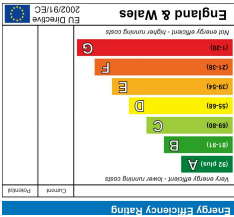


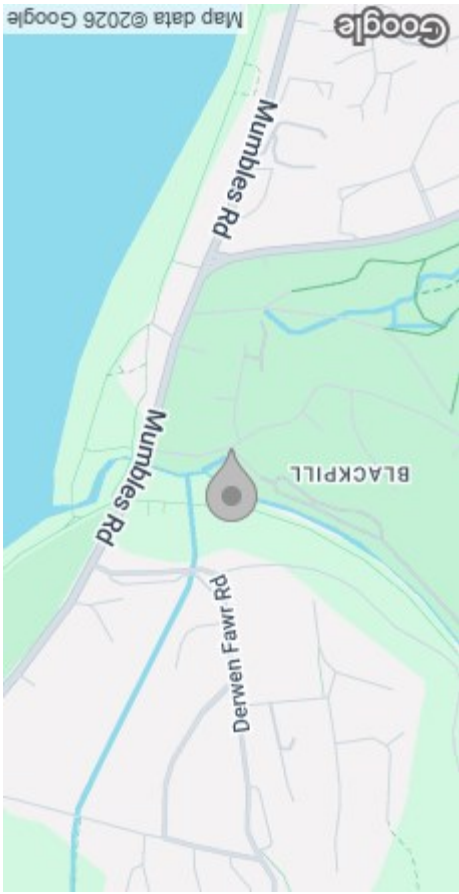


77 Newton Road, Swansea, SA3 4BN
T 01792 367301 E mu@dawsonsproperty.co.uk
W dawsonsproperty.co.uk

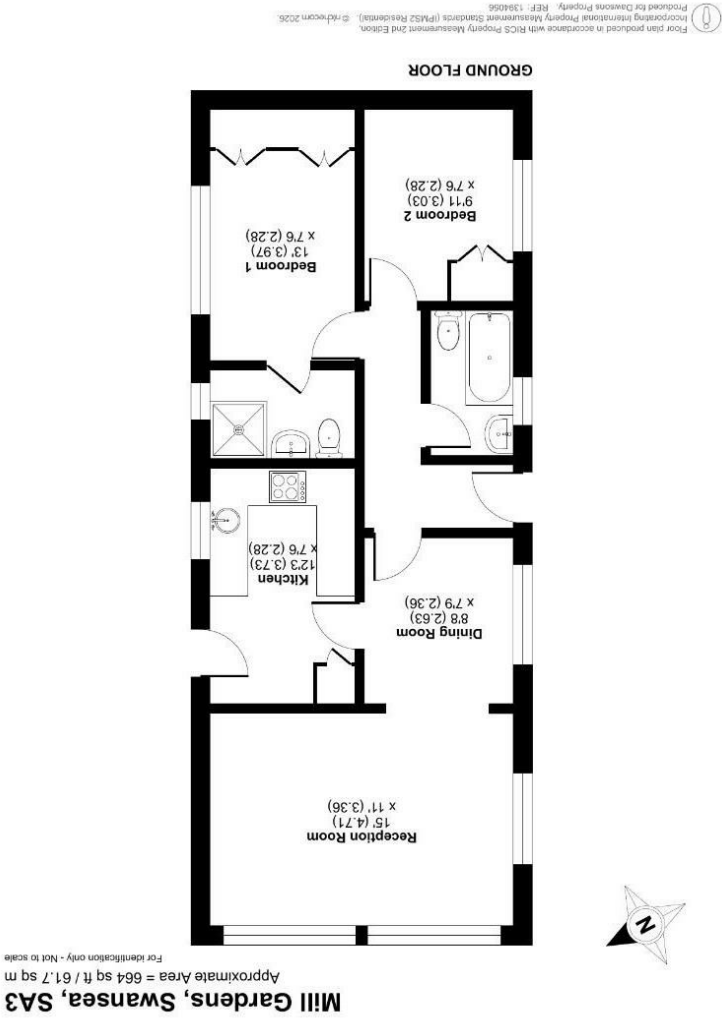
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



FLOOR PLAN



40 Mill Gardens
Blackpill, Swansea, SA3 5AX
Asking Price £150,000



GENERAL INFORMATION

Situated in the highly desirable coastal area of Blackpill, this attractive detached park home for the over-50s enjoys a superb position close to the seafront promenade, offering delightful views across Swansea Bay towards Mumbles Village, renowned for its array of shops, bars and restaurants.

The well-planned accommodation comprises an inviting L-shaped lounge, providing ample space for relaxation and entertaining, flowing into a dedicated dining area and a fitted kitchen. There are two bedrooms, with the master bedroom benefiting from an en-suite shower room, complemented by a separate bathroom.

Externally, the property enjoys a private garden area, ideal for outdoor seating, along with driveway parking for one vehicle. Offering coastal living in a peaceful retirement setting, this home combines comfort, convenience and scenic surroundings, all within easy reach of local amenities and beautiful seaside walks.

Age restriction: 50 years and over.

FULL DESCRIPTION

Entrance Hall

Dining Room
8'8 x 7'9 (2.64m x 2.36m)

Reception Room
15' x 11' (4.57m x 3.35m)

Kitchen
12'3 x 7'6 (3.73m x 2.29m)

Bedroom 1
13' x 7'6 (3.96m x 2.29m)

Ensuite

Bedroom 2
9'11 x 7'6 (3.02m x 2.29m)

Bathroom



Parking
Parking is available via the driveway and parking is available on site.

Tenure
Freehold
Site Fees: £225.68 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
Age restriction 50 Years and over.

