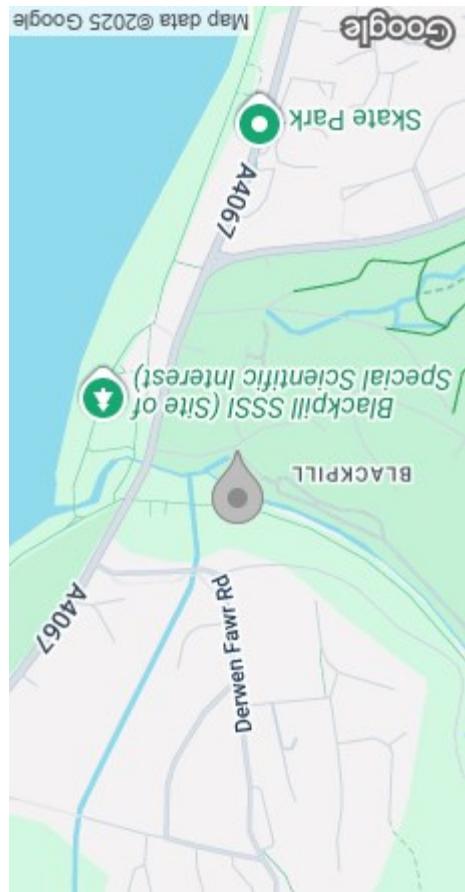
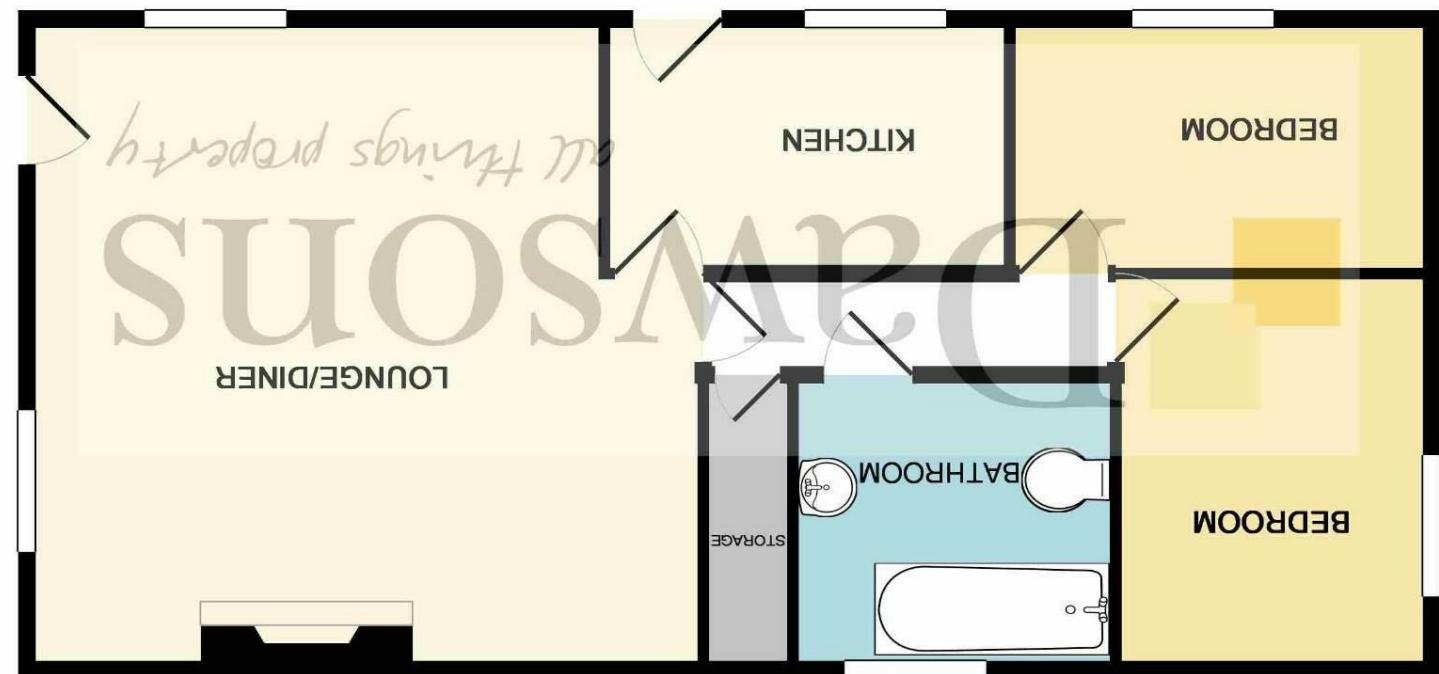


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of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error,  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements  
of distances, systems shown have not been tested and no guarantee



AREA MAP



FLOOR PLAN



## GENERAL INFORMATION

Nestled in the picturesque woodlands of Clyne Gardens, this charming two-bedroom detached park home is a haven of comfort and convenience. Situated in an established development exclusively for the over 50's, this property is ideally located near Mumbles with a range of local amenities including shops, bars and restaurants and regular bus services to Swansea and Gower. The Lounge Diner is welcoming space featuring a focal fireplace, perfect for relaxing or entertaining, modern fitted kitchen, two bedrooms and a bathroom. Externally, the property offers a private patio garden, ideal for outdoor enjoyment, along with driveway parking. This delightful home combines tranquillity with practicality, making it an excellent choice for downsizers or those seeking a relaxed lifestyle. Viewing is highly recommended to fully appreciate all this home has to offer. EPC exempt



## FULL DESCRIPTION

### Entrance

### Kitchen

11'0 x 8'6 (3.35m x 2.59m)



### Lounge Diner

18'10 max x 17'7 (5.74m max x 5.36m)



### Inner Hall

### Bathroom

5'7 x 5'6 (1.70m x 1.68m)



### Tenure

Freehold.

There are site fees of £208.01 per month. Site fee is annual review in January. There are site regulations, please speak to a member of staff for more information.

### Council Tax

C

### Services

Mains electric, water (water and electricity are metered by the site) LPG Gas.

The current sellers do not have broadband connected 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

