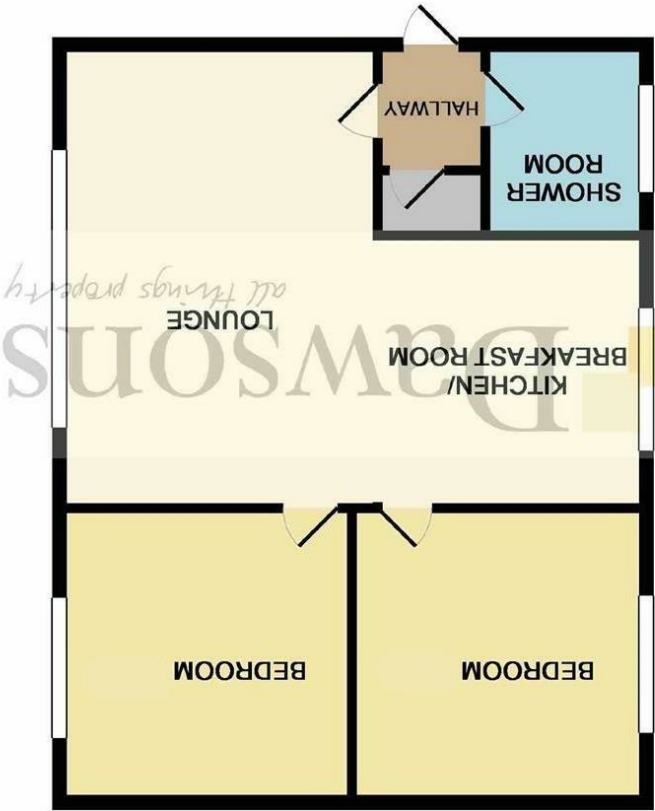


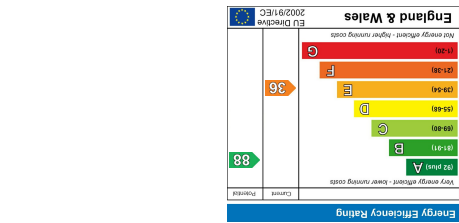
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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FLOOR PLAN



EPC



AREA MAP





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, in door and outdoor play area and shop. The accommodation itself briefly comprises: hallway, bathroom, lounge open to kitchen and two bedrooms. Externally there are laid to lawn gardens and driveway providing off road parking. All contents can be negotiated. Viewing is highly recommended to appreciate the standard of the property. EPC - F. Leasehold 107 years remaining from 2006. Service charges - £1800 half yearly Ground Rent - £100 p.a. Council Tax Band - A.

FULL DESCRIPTION

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

**Hallway**  
Airing cupboard housing shelving and immersion heater. Access to loft space. Door to:

**Lounge/Kitchen Area**

**Lounge**  
15'4 x 10'6  
Double glazed bay window to front providing plenty of natural light, creating a bright and airy feel. Two double Fischer radiators. Tv aerial point, Open plan into:



**Kitchen**  
10'1 x 8'7  
Double glazed window to rear. Fitted with a range of base units with complementary work surfaces over, incorporating sink and drainer unit with mixer tap. A co-ordinating breakfast bar with storage cupboards under and over and seating below provides an organic divide between the kitchen and lounge. Space for cooker and fridge. Part tiled walls and tiled flooring.

**Bedroom One**  
9'11 x 8'8  
Double glazed window to front. Fitted wardrobes with over bed storage cupboards. Fischer radiator.

**Bedroom Two**  
9'11 x 8'8  
Double glazed window to rear. Fitted wardrobes with over bed storage cupboards. Fischer radiator.

**Bathroom**  
6'2 x 5'3  
Double glazed window to rear. Three piece suite comprising low level W.C., pedestal wash hand basin and panel bath with shower over. Wall mounted electric heater. Majority tiled walls.

**External**  
The property benefits from driveway parking with well maintained lawn areas to the front and rear of the property. Additionally benefitting from visitors parking and a variety of on site facilities including swimming pool and launderette.

