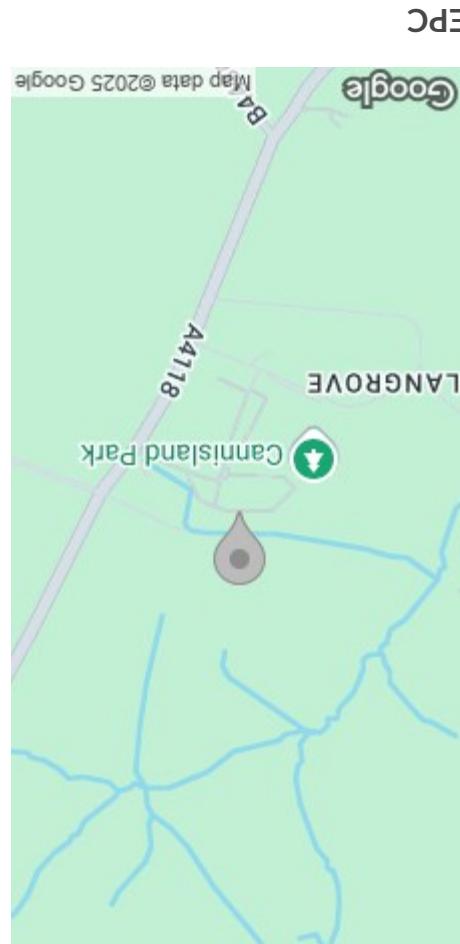


These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



AREA MAP



FLOOR PLAN



## GENERAL INFORMATION

This detached park home offers a superb standard of living in the charming village of Parkmill. Ideally situated at the gateway to the stunning Gower Peninsula, this property is surrounded by award-winning beaches and breathtaking natural beauty, providing the perfect blend of tranquillity and vibrant coastal living. Immaculately presented and finished to a high standard, this home is ready for you to move in and start enjoying right away. Inside, the property is thoughtfully designed for both comfort and convenience. There are two spacious double bedrooms, including a luxurious master suite complete with a walk-in wardrobe and en-suite shower room. A stylish house bathroom provides added practicality, while the modern, well-equipped kitchen is perfect for everyday cooking and entertaining. The bright and welcoming lounge/diner offers versatile space, ideal for relaxation or hosting guests with an electric feature fire place. The exterior is equally well-appointed. A driveway with parking for two cars adds convenience, while the patio garden offers low-maintenance living. Additionally, the property includes an external brick-built storage shed, offering ample room for your belongings. This exclusive development is designed for residents aged 50 and over, fostering a peaceful and friendly community atmosphere. This property can also be purchased fully furnished under a separate negotiation. Please note, the Cannisland Park site does not allow dogs.

EPC Exempt

## FULL DESCRIPTION

### Entrance Hall

7'04 x 4'11 (2.24m x 1.50m)

### Lounge/Diner

20'07 x 13'11 max/9'06 min  
(6.27m x 4.24m max/2.90m min)

### Kitchen

11'05 x 9'07 max (3.48m x 2.92m max)

### Hallway

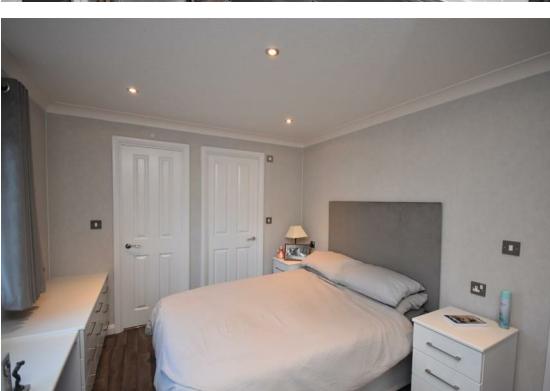
8'08 x 2'11 (2.64m x 0.89m)

### Bedroom 1

11'05 x 9'03 (3.48m x 2.82m)

### Walk In Wardrobe

6' x 4'02 (1.83m x 1.27m)



### Ensuite

6' x 4'11 (1.83m x 1.50m)

### Bedroom 2

9'07 x 9'05 (2.92m x 2.87m)

### Bathroom

8'04 x 6'04 (2.54m x 1.93m)

### Tenure

Freehold

Subject to site fees. £169 per month, water rates are included.

### Council Tax Band

C

### Services

Water rates are included in site fees. Drainage - septic tank also included in site fees.

Mains water & electric. Calor gas. Broadband currently via EE Internet. Please refer to Ofcom checker for further coverage information.

The current sellers have advised there are no known restrictions or issues with mobile coverage. Please refer to Ofcom checker for further information.

