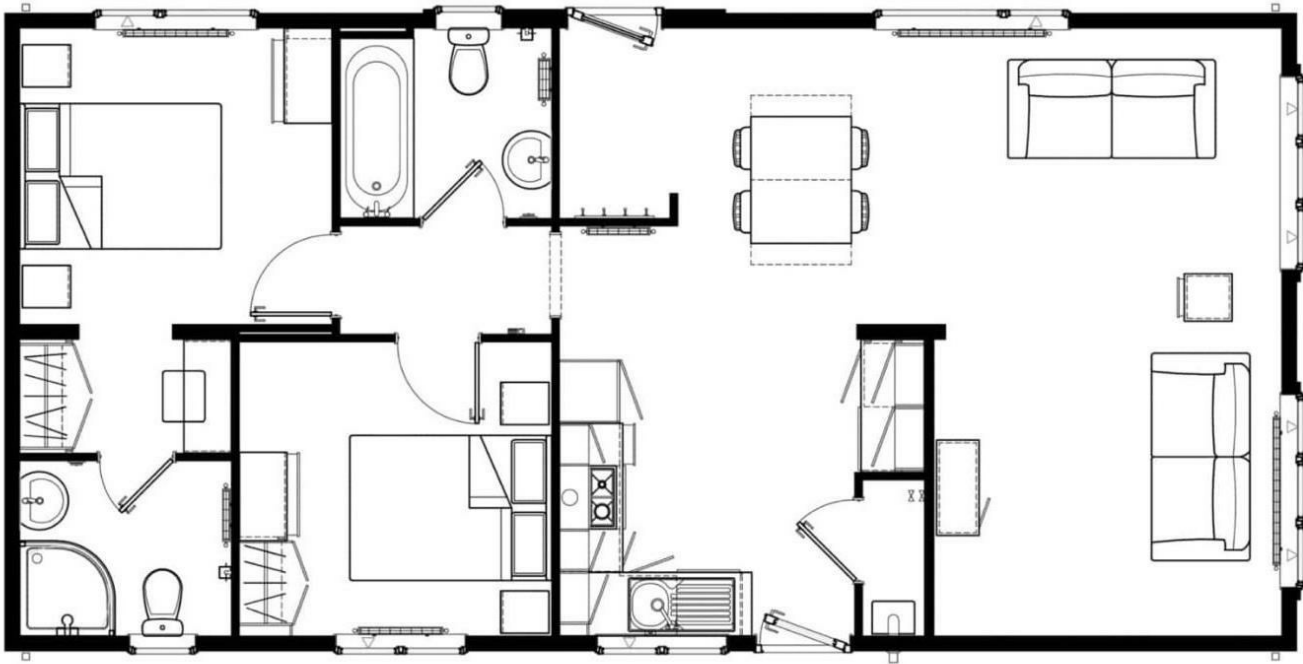
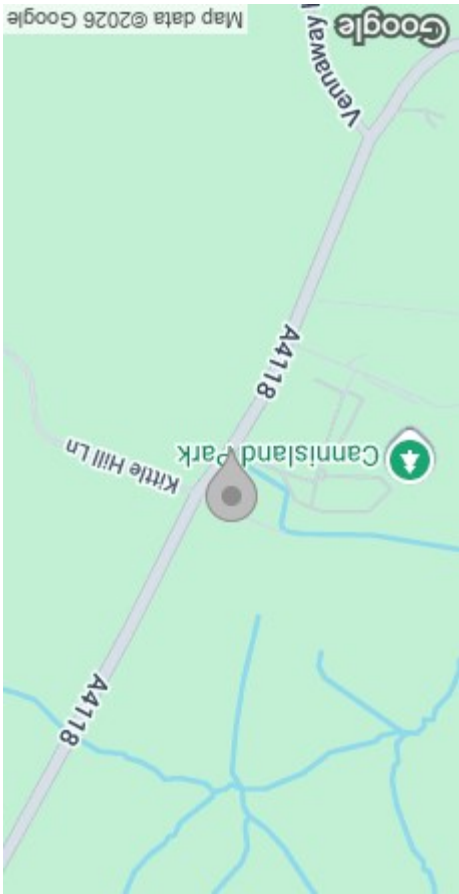


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

Westbury 40'x20' 2DB

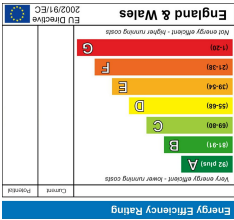


FLOOR PLAN



AREA MAP

EPC



92 Cannisland Park  
Parkmill, Swansea, SA3 2ED  
Asking Price £195,000



GENERAL INFORMATION

Situated just moments from the picturesque Gower Peninsula and within easy reach of Killay Village, Kittle Village, and Mumbles Village with its charming shops, cafés, and restaurants, this delightful detached park home offers the perfect blend of countryside calm and convenient amenities. Designed exclusively for residents aged 50 and over.

Upon entering the park home, you are welcomed into a central entrance hallway providing access to the main living accommodation. An opening from the hallway leads into a bright and comfortable lounge, creating an inviting space for relaxation. The fitted kitchen is well appointed with a range of integrated appliances and flows seamlessly into a dedicated dining area, ideal for both everyday living and entertaining.

The property offers two well-proportioned bedrooms, both benefitting from built-in wardrobes, with the master bedroom further enhanced by a dressing area and a private en-suite shower room. The second bedroom is ideal for guests or additional occupants.

Externally, the property benefits from a garden area, providing an ideal outdoor space for relaxation, entertaining, or family use. The property also offers the convenience of two dedicated parking spaces, ensuring ample off-road parking for residents and visitors. This park home is brand new and currently in the final stages of preparation. The property itself will not be available for viewing

FULL DESCRIPTION

- Entrance
- Lounge / Dining Room
- Kitchen
- Bedroom 1
- Ensuite
- Bedroom 2
- Bathroom

**Parking**  
There is parking for 2 cars at this property.



**Tenure**  
Freehold.  
There are annual site fees of £2187 per annum, this fee includes water & sewerage.

**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.  
You are advised to refer to the Ofcom checker for information regarding mobile signal & broadband coverage, as, due to the property being vacant, we cannot confirm availability.

**Additional information**  
Please note:  
- Age restriction 50 Years and over.  
- Dogs are not permitted to live on site.  
- The external images shown are of the actual park home; however, it has been repositioned to the plot for sale.

