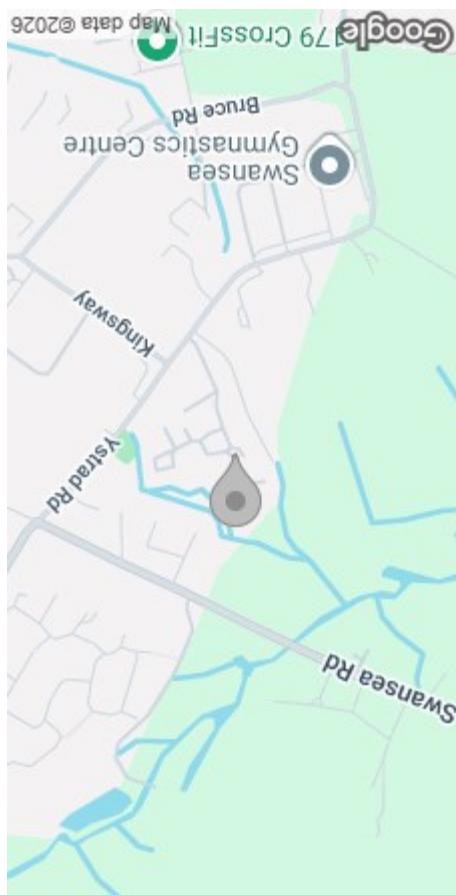




These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.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



GROUND FLOOR

FLOOR PLAN



27 Oakland Park Ystrad Road

Forestfach, Swansea, SA5 4BX

Asking Price £60,000



DAWSONS
ALL THINGS PROPERTY

GENERAL INFORMATION

Located in Oakland Park, Fforestfach, this park home offers a practical option for buyers looking for a low-maintenance property in a convenient location. It includes a good-sized reception room and a kitchen/diner with integrated appliances. There is one generously sized double bedroom, a small guest room/study and a bathroom with all the essentials.

The outside space features a wrap-around courtyard, –ideal for those who prefer minimal outdoor upkeep.

The property is close to local amenities such as Fforestfach Retail Parc, Cwmdu Retail Park, Penllergaer Woods, and has easy access to the M4 corridor.

This is a practical option for anyone seeking a manageable home in a well-connected area.

PLEASE NOTE YOU MUST BE OVER 50 & CASH BUYER

FULL DESCRIPTION

Ground Floor

ENTRANCE HALLWAY

LOUNGE

11'3" x 10'7" (3.45 x 3.23)



KITCHEN/DINER

11'10" x 7'7" (3.61 x 2.32)

White goods included in sale.



BEDROOM 1

9'6" x 7'10" (2.91 x 2.41)

Bed included in sale.



BEDROOM 2/STUDY

8'8" x 3'8" (2.65 x 1.12)

BATHROOM

STORAGE CUPBOARD



EXTERNAL

Wraparound courtyard garden with storage shed.

PARKING

Off road parking to front for 1 vehicle.

TENURE

Leasehold

Years remaining - 70 years approx.
Site Fees - £49.50 per week. Paid monthly on the first Thursday of the month.

This fee includes water bill.

COUNCIL TAX

A

SERVICES

Mains electric, water (billed) & drainage.
LPG gas.

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as we cannot confirm availability.

ADDITIONAL INFORMATION

Please note: Buyers must be aged 50 or over and the purchase must be made in cash.

