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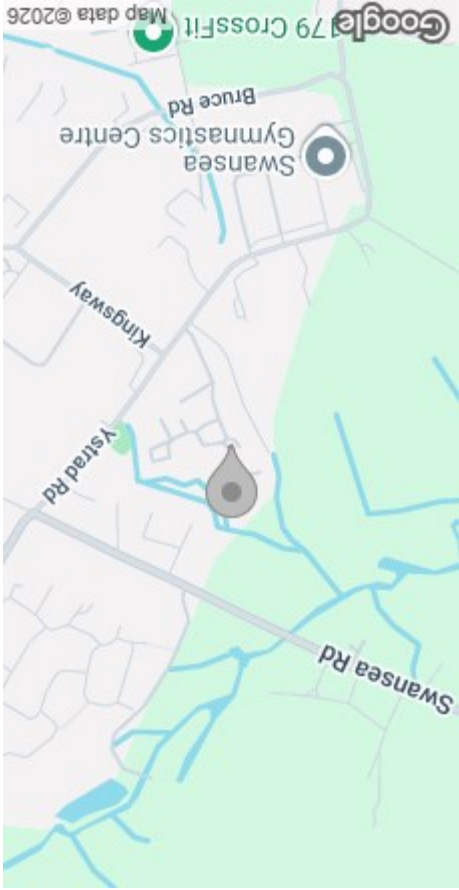
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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GROUND FLOOR

FLOOR PLAN



AREA MAP



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, Cwmdy 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**  
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**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.

