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Relocation

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77 Newton Road, Mumbles, Swansea, SA3 4BN Tel: 01792 367301 Email: mu@dawsonsproperty.co.uk www.dawsonsproperty.co.uk

41 Gower Holiday Village, Scurlage, SA3 1AY **£69,950**



Opportunity to purchase a delightful, two bedroom, detached holiday chalet. Situated on the popular 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, play area and shop. The accommodation itself briefly comprises: hallway, bathroom, L-shaped lounge open to kitchen and two bedrooms. Externally there are laid to lawn gardens to the front with large driveway providing ample parking. Viewing is highly recommended. No chain. Ten months holiday occupancy.

£69,950



Entrance UPVC door into:

Hallway

Doors into:

Bathroom 6'04 x 5'02 (1.93m x 1.57m) UPVC double glazed frosted glass window to rear. Fitted with a three piece suite

Extractor fan. Tiled flooring. Tiled walls.

Door into storage cupboard. Loft access hatch. Open plan Lounge/Kitchen 19'07 x 14'11 max (5.97m x 4.55m max)

Double glazed bay window to front providing plenty of natural light. Electric radiator. 2.69m) Opening into Kitchen area: Double glazed Double glazed window to front. Fitted window to rear. Fitted with a range of wall wardrobes with overhead storage cupboards.

comprising: Low level W.C. Wash hand basin and base units with complementary work set in vanity unit. Bath with shower over. surfaces over. Stainless steel sink and drainer with mixer tap. Integrated cooker. Integrated fridge/freezer. Space for table and chairs. Vinyl Flooring.

Bedroom One 9'07 x 8'10 (2.92m x

Electric heater.

Bedroom Two 9'07 x 8'10 (2.92m x **2.69m**)

Double glazed window to rear. Fitted wardrobes with overhead storage cupboards. Electric heater.



External

Front

Garden laid to lawn. Driveway to side providing parking for approximately two/three vehicles.

TENURE: Leasehold **COUNCIL TAX:** A **EPC** F **VIEWING: STRICTLY VIA VENDORS** AGENTS. DAWSONS TEL: 01792 367301

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale