



42 Cannisland Park, Parkmill SA3 2ED

Offers in the region of £179,995

Immaculate Two Bedroom Park Home
Over 50s Only
Superb Gower Location
Bus route.

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

DESCRIPTION

A recently refurbished attractive two bedroom retirement home in an established and popular development within a rural setting with village amenities in close proximity. The home has LPG gas central heating and bright, spacious accommodation. Outside there are pleasant patio gardens and new decking surrounding the left hand side & parking for three vehicles.

PLEASE NOTE: AGE RESTRICTIONS 50+ YEARS APPLIES.

PORCH

8'08 x 3'09 (2.64m x 1.14m)

Enter via double glazed door, window to side , window to front.

Door to,

BREAKFAST ROOM

8'0 x 7'02 (2.44m x 2.18m)

Double glazed window to front, radiator, coving to ceiling.

KITCHEN

11'05 x 6'05 (3.48m x 1.96m)

Double glazed window to side, 1½ bowl stainless steel sink and drainer unit with mixer tap, base and eye level units with rolltop work surfaces, ceramic splash back tiling, free standing gas oven, space for fridge / freezer, radiator, space for washing machine, coving to ceiling.

LIVING ROOM

21'02 x 10'08 x 12'06 (6.45m x 3.25m x 3.81m)
Double glazed window to front, two double glazed windows to side. Electric feature fire, coving to ceiling.

BEDROOM ONE

14'04 x 9'04 (4.37m x 2.84m)

Double glazed patio doors to rear, radiator , coving to ceiling.

BEDROOM TWO

11'07 x 9'03 (3.53m x 2.82m)

Double glazed patio doors to rear, radiator, coving to ceiling.

CONSERVATORY

17'10 x 6'09 (5.44m x 2.06m)

Double glazed doors to both side, radiator , polycarbonate roof.

BATHROOM

6'04 x 5'06 (1.93m x 1.68m)

Double glazed window to side, wash hand basin, low flush WC, Bath with electric shower over, tiled walls and floor, coving to ceiling.

EXTERNALLY

Parking for three cars at the front, garden laid mainly to lawn at the front side with a variety of shrubs surrounding. Decked area to the left rear with greenhouse and the right hand rear also has a decked area.

SERVICES

We have been advised that LPG gas central heating system is installed, water and

electricity.

VIEWING

By appointment with the selling Agents on 01792 360060 or e-mail mumbles@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Leasehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From Newton Road, continue to the foreshore. At the mini-roundabout, take a left-hand turn onto Mumbles Road. Continue towards Mayals and at the traffic lights, take a left-hand turn onto the B4436 Mayals Road which then becomes Northway. This then leads into Pennard Road. Take the right-hand turn into Kittle Hill Lane and at the junction take a left-hand turn onto South Gower Road. Take the immediate next right-hand turn onto Cannisland Park and the property will be found on the right hand side.