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52 GOWER HOLIDAY VILLAGE, SCURLAGE,  
£55,000





A delightful, modern, two bedroom, semi-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. The accommodation briefly comprises, entrance, shower room, two bedrooms, open plan kitchen and sitting area which benefits from patio doors which lead to communal gardens. Externally ample parking and rear laid to lawn seating area. Further benefits include on site facilities including swimming pool, play area and shop. Viewing is highly recommended. Property can be sold as seen. Ten months occupancy EPC E

**Entrance**

Enter via white frosted glass UPVC door into

**Hallway**

Tiled floor. Doors to:

**Shower Room**

Double glazed frosted glass window to front. Three-piece suite comprising low-level WC, vanity wash hand basin, wall mounted further sink storage cupboards, shower cubicle, chrome towel radiator, fully tiled walls and floor.

**Open Plan Kitchen/ Living Room 17.10m x 10.07m (56'1" x 33'0")**

**Kitchen**

Fitted with a range of wall, base and drawer units with complementary work surfaces over incorporating stainless steel sink and drainer unit with mixer tap. Integrated four ring electric hob, extractor hood over and a fridge freezer. Tiled flooring

**Lounge**

Double glazed patio doors to rear. Wall mounted electric heater.

**Bedroom One 13.00m x 10.09m (42'8" x 33'1")**

Double glazed window to rear. Wall mounted electric storage heater.



**Bedroom Two 11.05m x 10.08m (36'3" x 33'1")**

Double glazed window to front, wall mounted storage heater.

**External**

**Front**

Allocated parking to the front.

**Rear**

Laid to lawn Communal gardens connect to the living space effortlessly.

**TENURE:**

Service Charge Approx £4,500.00 Per Annum

Ground Rent £50.00 Per Annum

**COUNCIL TAX: A**

**EPC RATING: E**

**VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 367301**

