



Dawsons

estate agents



45 Gower Holiday Village, Scurlage, Gower, Swansea, SA3 1AY

- HOLIDAY CHALET
- 2 BEDROOMS
- ON SITE FACILITIES
- CLOSE TO AWARD WINNING BEACHES
- 10 MONTHS HOLIDAY OCCUPANCY
- EPC E



£62,500

77 Newton Road, Mumbles, Swansea, SA3 4BN
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Entrance

Enter via front door into:

Hallway

Door to storage cupboard. Access to attic via hatch. Doors into:

Bathroom 5'06 x 6'02 (1.68m x 1.88m)

Double glazed frosted window to rear. Three piece suite comprising low level W.C and wash hand basin set within a vanity unit and panel bath with shower over. Heated towel rail. Extractor fan. Fully tiled floor and walls.

Open Plan Lounge/Kitchen 19'09 x 15'07 (6.02m x 4.75m)

Lounge

Double glazed bay window to front providing plenty of natural light, creating a bright and airy feel. Electric storage heater. Wood effect flooring. Plain plastered ceiling with spotlights. Open to:

Kitchen

Double glazed window to rear. Fitted with a range of stylish, modern, wall, base and drawer units with complementary work surfaces over incorporating one and a half bowl sink and drainer unit with mixer tap. Tiled splash back. Integrated cooker with 4 ring ceramic hob, integrated full size fridge, integrated full size freezer & integrated dishwasher. Space to accommodate dining table. Wood effect flooring. Plain plastered ceiling with spotlights followed through from lounge.

Bedroom One 9'07 x 8'05 (2.92m x 2.57m)

Double glazed window to front. Plain plastered ceiling with spotlights. Carpet.

Bedroom Two 8'05 x 9'07 (2.57m x 2.92m)

Double glazed window to rear. Plain plastered ceiling with spotlights. Carpet.

Externally

The property benefits from a large driveway providing ample parking and well maintained gardens laid to lawn.

N/B from Vendor

Vendor currently runs the property as a holiday let via Air B&B and Trip Advisor. Rated 5*

TENURE: Leasehold

COUNCIL TAX: A

EPC RATING: E

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

Offices @ Swansea, Marina, Killay, Sketty, Mumbles,
Morriston, Gorseinon & Llanelli

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

