



# Dawsons

estate agents



## 45 Cannisland Park, Parkmill, Swansea, SA3 2ED

Situated at the gateway to the Gower Peninsula, an opportunity to purchase a detached three bedroom park home. Set within a peaceful, rural location with good road links to the convenient villages of Kittle & Killay. The property is situated on a corner plot. The accommodation briefly comprises, entrance porch, dining room open plan into kitchen and lounge, rear hallway, three bedrooms, study and bathroom. Externally is driveway parking and gardens. Age restriction 50 years and over applies. 12 month occupancy. Viewing is recommended to appreciate the potential and location on offer.



**Asking Price £59,995**

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

Enter via double glazed front door into.

## Porch

Double glazed frosted glass window to side. Laminate wood effect flooring. Door to rear. Door to.

## Dining area 7'11 x 6'10 (2.41m x 2.08m)

Double glazed bay window to front. Radiator. Open plant into:

## Kitchen 8'04 x 8'09 (2.54m x 2.67m)

Fitted with a range of wall and base units with work surfaces over, sink and drainer unit with mixer tap over. Space and plumbing for washing machine, dishwasher, fridge/freezer and cooker. Walls tiled to splash back. Double glazed window to side.

## Lounge 9'07 x 18'03 (2.92m x 5.56m)

Double glazed windows to front and side. Two Radiators. Feature fireplace with wood surround and marble effect hearth. Door to:

## Hall

Double glazed door to side. Laminate wood effect flooring, Built in cupboard housing central heating boiler. Rooms off.

## Bathroom

Fitted with a three piece suite comprising: wash hand basin, WC and bath with main shower over. Radiator. Double glazed frosted glass window to side.

## Study 6'09 x 5'02 (2.06m x 1.57m)

Double glazed window to side. Radiator.

## Bedroom One 9'07 x 11'09 (2.92m x 3.58m)

Double glazed bay window side. Radiator.

## Bedroom Two 9'07 x 8'04 (2.92m x 2.54m)

Double glazed window to rear. Radiator.

## Bedroom Three 6'11 x 10'02 (2.11m x 3.10m)

Double glazed window to side. Radiator.

## Externally

Driveway parking and garden area.

## TENURE: Freehold

The property is freehold. There is a site fee of £137.66 monthly payment, this includes water rates and sewerage etc.

## COUNCIL TAX:

## EPC RATING:

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. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.

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

