



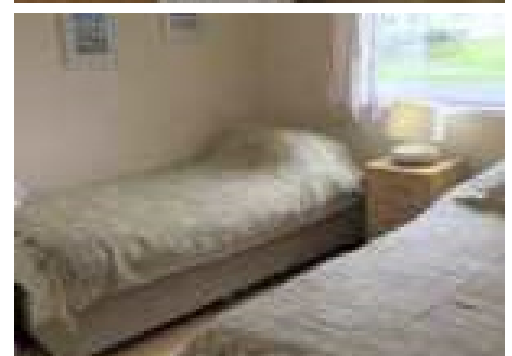
# Dawsons

estate agents



## 36 Gower Holiday Village, Scurlage, Swansea, SA3 1AY

A well presented 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 walks and to enjoy the countryside offered in the area. On site facilities including swimming pool, play area and shop. This well kept property comprises: modern fitted kitchen/open plan living space, two bedrooms and bathroom. Externally the property benefits from well kept communal gardens, allocated parking space with the added benefit of visitors parking. All furniture to be included in sale price. 10 month occupancy



**Asking Price £64,500**

77 Newton Road, Mumbles, Swansea, SA3 4BN  
T: 01792 367301 | F: 01792 367 301  
mu@dawsonsproperty.co.uk

## Entrance

Enter via front door into:

## Hallway

Storage cupboards housing utility meters. Ceramic tiled Floor. Doors to:

## Bathroom

Double glazed frosted window to rear. Three piece suite comprising low level W.C, pedestal wash hand basin and enclosed shower cubicle electric wall mounted shower, tiled floor and walls

## Open Plan Lounge/Kitchen 19'7 x 15'4 (5.97m x 4.67m)

### Lounge

Double glazed bow window to front providing plenty of natural light, creating a bright and airy feel. Electric convector heater. Wood effect flooring. Open to:

### Kitchen

Double glazed window to rear. 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. Spaces for cooker and fridge/freezer. Wood effect flooring continued from lounge.

### Bedroom One 9'6 x 8'8 (2.90m x 2.64m)

Double glazed window to front. Electric convector heater. Wood effect flooring.

### Bedroom Two 9'6 x 8'8 (2.90m x 2.64m)

Double glazed window to rear. Electric convector heater. Wood effect flooring.

## External

The property benefits from allocated parking space as well as visitors parking and a variety of on site facilities.

## TENURE: Leasehold

Lease Term: 125 years from 29/09/06

Service charge £3136 per year

## COUNCIL TAX: A

EPC RATING: E

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

