



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.



6 GOWER HOLIDAY VILLAGE, SCURLAGE,
OFFERS IN THE REGION OF £53,000



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 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 MONTHS OCCUPANCY.

Entrance

Enter via front door into:

Open Plan Lounge/Kitchen 18'9 x 15'4 (5.72m x 4.67m)

Lounge

Double glazed bay window to front allowing plenty of natural light, creating a bright and airy feel. Feature wall mounted electric fire offering an attractive focal point. Electric storage heater. Open to:

Kitchen

Double glazed window to rear. Fitted with a range of wall, base and drawer units incorporating stainless steel sink and drainer unit. Tiled splash back. Spaces fridge and cooker with stainless steel chimney style extractor hood over. Tiled flooring. Integrated breakfast bar/dining area with seating below providing an organic divide between kitchen and lounge.

Bedroom One 9'6 x 8'6 (2.90m x 2.59m)

Double glazed window to front. Fitted wardrobes with over bed storage cupboards.

Bedroom Two 10'4 x 8'8 (3.15m x 2.64m)

Double glazed window to rear. Storage heater.

Bathroom

Double glazed privacy window to rear. Three piece suite

comprising low level W.C, pedestal wash hand basin and panel bath with shower over and glass screen. Fully tiled walls. Extractor fan.

External

The property benefits from allocated parking and well kept communal gardens.

DIRECTIONS

From our Mumbles showroom proceed down Newton Road to the mini roundabout turn left onto Mumbles Road, proceed to mini roundabout at West Cross turn left into Fairwood Road at the end turn left onto Mayals Road and proceed across Clyne Common. At Pennard Church turn right into Vennaway Lane and left through Parkmill onto Penmaen and Oxwich, Continue along the South Gower Road and follow the signs for Rhossilli. Take the turning right into Rhossilli and first left into the Holiday Village.

TENURE: Leasehold

125 year lease from 2006.

Ground Rent: £50 p.a

Service Chage: £2,500 +VAT

COUNCIL TAX: A

EPC RATING: F

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