



1 Cannisland Park, Parkmill, SA3 2ED  
**Offers Over £69,550**



Situated at the gateway to the Gower Peninsula, an opportunity to purchase a detached one bedroom park home, built in 2016. Set within a peaceful, rural location with good road links to the convenient villages of Kittle & Killay. The property is situated on a generous sized plot with scope to add an additional bedroom and conservatory if so desired. The accommodation briefly comprises, entrance hallway, modern fitted kitchen open to lounge diner, with double doors leading out onto raised decked area which outlook onto scenic private views, shower room, double bedroom. Externally driveway provides ample parking with laid to lawn gardens which wrap around the home, seating areas connect to the living space effortlessly. Partly furnished. No dogs allowed. Cats allowed. No chain. Age restriction 50 yrs and over applies. 12 months occupancy. Viewing recommended to appreciate this lovely home and views on offer.

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Entrance

UPVC double glazed frosted glass panel door into hallway.

Shower Room

UPVC double glazed frosted glass window to side. Radiator Built in storage wall and base units. Fitted with a three piece suite comprising: shower cubicle. Pedestal wash hand basin and low level WC.

Bedroom One 10'04 x 9'05 (3.15m x 2.87m)

UPVC double glazed window to side. Built in wardrobes. Radiator.

Kitchen 9'09 x 9'05 (2.97m x 2.87m)

UPVC double glazed window to side. Fitted with a range of wall and base units. Stainless steel sink with mixer tap. Walls tiled to splash back. Built in oven with built in four ring gas

hob. Extractor fans. Space for washing machine. Space for fridge/freezer. Built in combination boiler.

Lounge 21'07 x 10'01 (6.58m x 3.07m)

UPVC double glazed window to side. Two sets of UPVC double glazed patio doors leading onto sun deck terrace. Electric fire.

External

Providing parking for approximately three vehicles. Majority laid to lawn with wrap around gardens. Raised decking area. Two storage sheds with electric connected. Greenhouse.

TENURE: Freehold

Water and Sewerage charges are included in the site fees.

COUNCIL TAX: A

EPC Exempt

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

