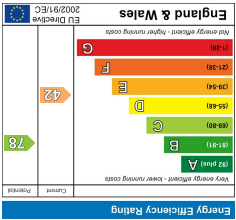


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

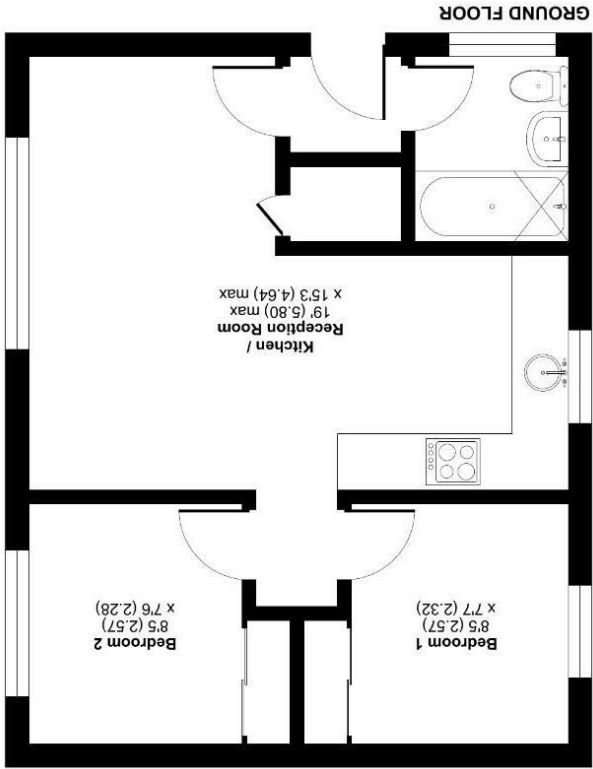


AREA MAP

Monksland Road, Reynoldston, Swansea, SA3

Approximate Area = 457 sq ft / 42.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating Dimensions Property Measurement Standards (PMS2 Measurement). © Redroom 2025. Produced for Dawson's Property, REF: 1364690

FLOOR PLAN



DAWSONS

2, Gower Holiday Village Monksland Road
Reynoldston, Swansea, SA3 1AY
Asking Price £52,000

2 1 1 E

DAWSONS
ALL THINGS PROPERTY

GENERAL INFORMATION

Located in the heart of the picturesque village of Surlage on the world-renowned Gower Peninsula, this delightful detached holiday chalet offers a perfect coastal retreat with 10-month occupancy. Ideally situated close to award-winning beaches and breath taking clifftop walks, it's the perfect base for those seeking relaxation, adventure, or a bit of both.

Set within a well-maintained holiday park, the site boasts a range of on-site facilities including an indoor swimming pool, sauna, games room, and an outdoor play area—ideal for families and guests of all ages.

The chalet itself is well presented and offers a welcoming, open-plan lounge and dining area leading into a well-equipped fitted kitchen. There are two comfortable bedrooms and a modern shower room, making it a practical and cosy space for both short stays and extended getaways.

Externally, the property benefits from driveway parking for two vehicles and access to communal gardens, providing space to enjoy the fresh sea air and peaceful surroundings.

Whether you're looking for a personal holiday escape or a fantastic investment opportunity on the stunning Gower coast, this property ticks all the boxes.

FULL DESCRIPTION

Entrance Porch

Bathroom

Kitchen / Reception Room
19' max x 15'3 max (5.79m max x 4.65m max)

Bedroom 1
8'5 x 7'7 (2.57m x 2.31m)

Bedroom 2
8'5 x 7'6 (2.57m x 2.29m)

Parking
Driveway parking with two parking spaces.



Tenure
Leasehold
125 year lease from 29/09/2006 with 106 years remaining.
Ground rent - £50.00 per annum
Service charges - £3877 per annum

Council Tax Band
A

EPC - E
Services
Mains water & drainage. Site supply the electricity.
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability.