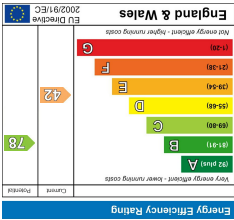


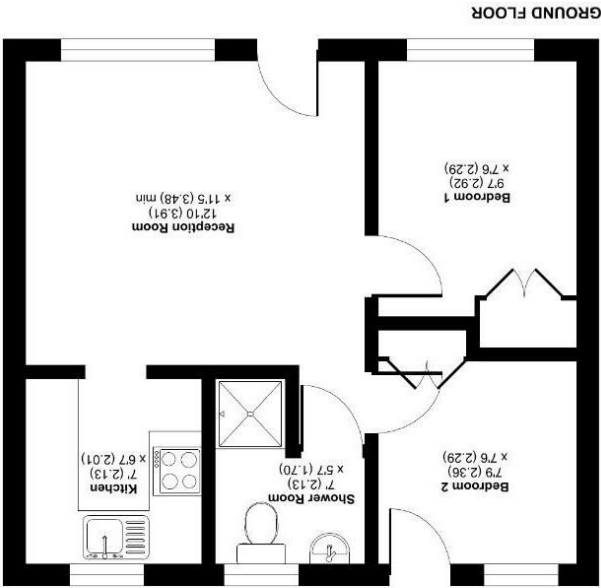
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.



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AREA MAP



Langcliffe Park, Mumbles, Swansea, SA3

Approximate Area = 396 sq ft / 36.8 sq m

For identification only - Not to scale

FLOOR PLAN



18 Langcliffe Park

Mumbles, Swansea, SA3 4JF

Asking Price £150,000



GENERAL INFORMATION

Located within the Langcliffe site in the charming suburb of Limeslade, this delightful holiday chalet with 10 month occupancy, offers a perfect retreat for relaxation and coastal adventures. Conveniently located less than a mile from the vibrant seaside village of Mumbles, you'll find an array of boutique shops, cosy cafes, and exquisite restaurants right at your fingertips. The area is renowned for its award-winning beaches and breathtaking cliff walks, making it an ideal destination for nature lovers and seaside enthusiasts alike. The chalet itself boasts a comfortable and inviting layout, featuring a lounge, a kitchen, two bedrooms, and a bathroom. One of the bedrooms opens onto a delightful outdoor space, perfect for soaking up the fresh sea breeze. Additionally, the property benefits from allocated parking, ensuring convenience for guests and residents.

FULL DESCRIPTION

Entrance

Reception Room
12'10 x 11'5 min (3.91m x 3.48m min)

Kitchen
7' x 6'7 (2.13m x 2.01m)

Shower Room
7' x 5'7 (2.13m x 1.70m)

Bedroom 1
9'7 x 7'6 (2.92m x 2.29m)

Bedroom 2
7'9 x 7'6 (2.36m x 2.29m)

Tenure
Freehold



Council Tax Band

Exempt due to holiday let.
Previously Band A.

Services

Mains electric, water & drainage. Langcliffe Park Residents Ltd arrange the electricity for each chalet and therefore negotiate the rate. Current provider is EDF and there is a standing charge of £2 per chalet per quarter then the rate is 28.4p per kWh. All plus VAT. In addition, there is an accountant employed by Langcliffe Park Residents Ltd who facilitates the records and payment for this is £10 per year. There is no mains gas supply to Langcliffe Park, bottled gas is currently utilised for heating and water. Current broadband is with BT. Please refer to the Ofcom checker for further coverage information. Current owners are not aware of any issues or restrictions for mobile phone coverage. Please refer to Ofcom checker for further information.

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Additional Information

The property itself is freehold, however, the road leading to it (and throughout Langcliffe Park) is private. £10 a month is payable as ground rent.