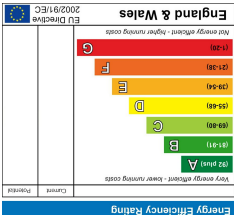


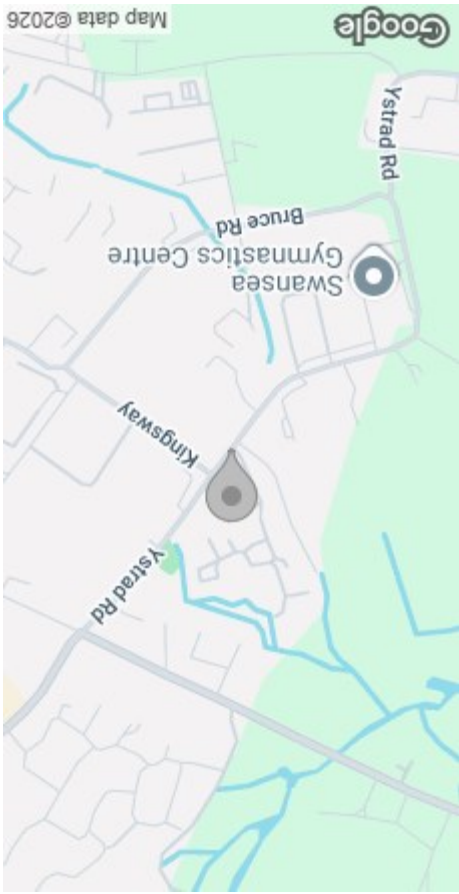


90 Gower Road, Sketty, Swansea, SA2 9BZ
T 01792 299655 E sk@dawsonsproperty.co.uk
W dawsonsproperty.co.uk

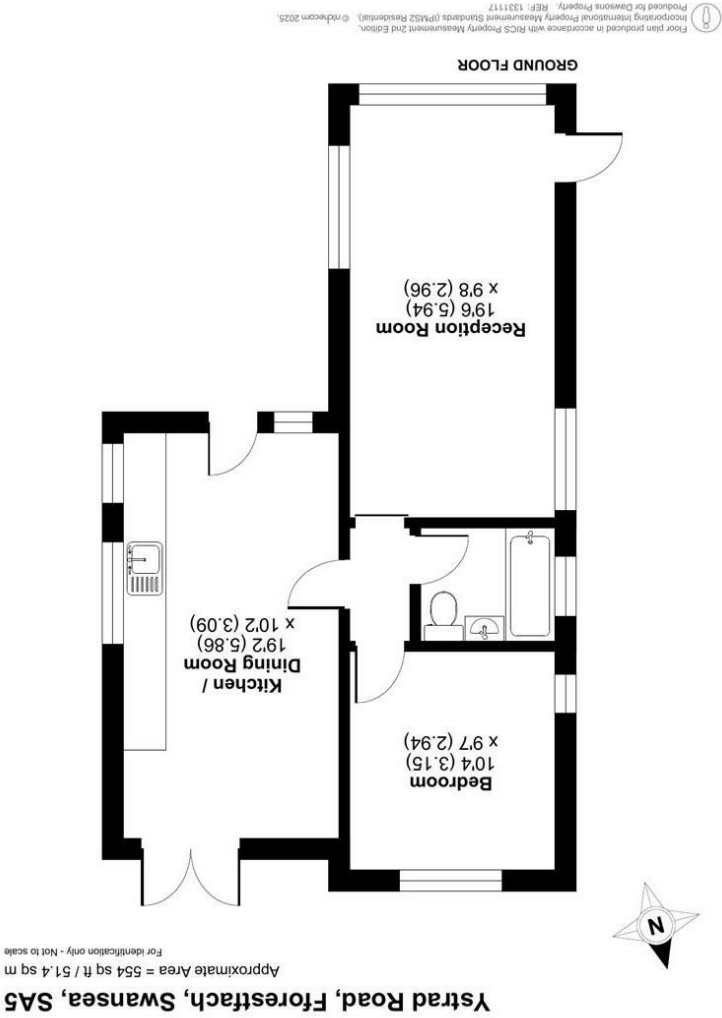
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



EPC



AREA MAP



FLOOR PLAN



8 Oakland Park
Ystrad Road, Swansea, SA5 4BX
Asking Price £30,000



GENERAL INFORMATION

Located in Oakland Park, Fforestfach, this park home offers a practical option for buyers looking for a low-maintenance property in a convenient location. It includes a good-sized reception room suitable for everyday living and hosting visitors. There is one generously sized double bedroom and a modern bathroom with all the essentials.

The outside space features a wrap-around courtyard, a decking seating area, and a low-maintenance garden—ideal for those who prefer minimal outdoor upkeep.

The property is close to local amenities such as Fforestfach Retail Parc, Cwmdau Retail Park, Penllergaer Woods, and has easy access to the M4 corridor.

This is a practical option for anyone seeking a manageable home in a well-connected area.

PLEASE NOTE YOU MUST BE OVER 50 & A CASH BUYER

FULL DESCRIPTION

GROUND FLOOR

RECEPTION ROOM
19'5" x 9'8" (5.94 x 2.96)

INNER HALL

KITCHEN/DINING ROOM
19'2" x 10'1" (5.86 x 3.09)

BEDROOM
10'4" x 9'7" (3.15 x 2.94)

BATHROOM

EXTERNAL
Wrap-around courtyard with a decking seating area.



TENURE
Leasehold
90 year lease term from 1991 - 55 years remaining.
£200 a Month Ground Rent which is reviewed in May annually.
No service charges are paid just utilities

COUNCIL TAX
Band A

EPC
Exempt

SERVICES
Mains electrics, water & sewerage, Gas LPG tank.
Electricity will be paid to the site owner.

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage

ADDITIONAL INFORMATION
Please note: Buyers must be aged 50 or over and the purchase must be made in cash.
Pets are allowed up to 2 dogs and you are allowed cats.

