49 Mill Gardens

Blackpill, Swansea, SA3 5AY

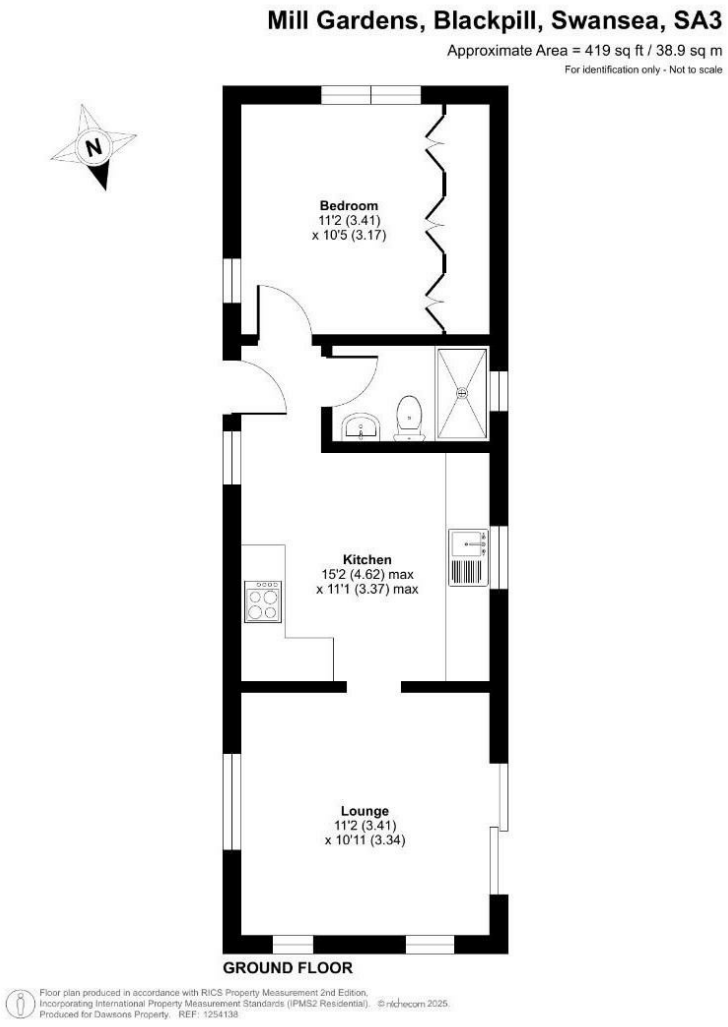
Asking Price £120,000

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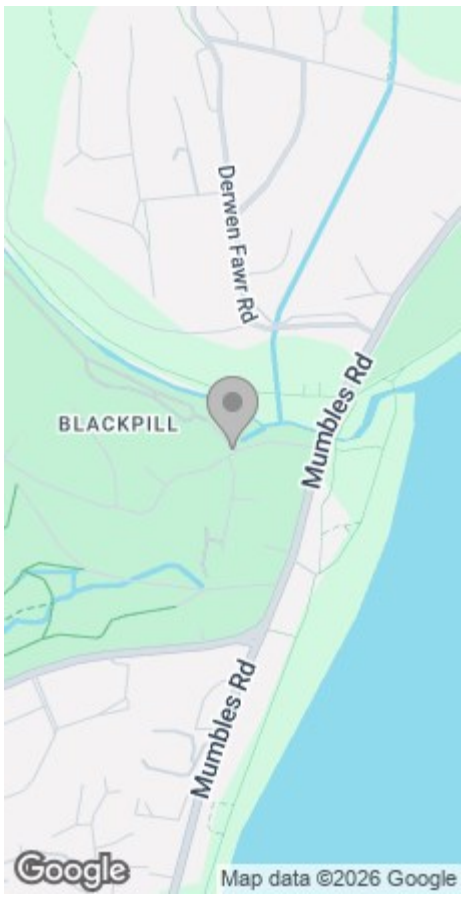
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ALL THINGS PROPERTY



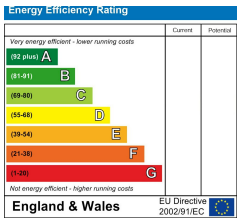
FLOOR PLAN



AREA MAP



EPC



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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GENERAL INFORMATION

Tucked away within the peaceful, leafy surroundings of Mill Gardens, this nearly new 2023 Tingdene Cosgrove offers a fantastic opportunity to enjoy full residential park home living just moments from the coast.

Beautifully presented throughout and with around seven years of the manufacturer's warranty remaining, this 38' x 12' home is ready to move straight into. The thoughtfully designed layout creates a bright and welcoming living space, with a comfortable lounge, a well-appointed kitchen with dining space, a generous double bedroom with excellent fitted storage, and a stylish modern shower room.

The outdoor space is a real highlight. A private decked balcony overlooks mature woodland and the gentle flow of the river below, providing a wonderfully peaceful setting for morning coffee or evening relaxation. A sunny side patio offers an additional outdoor seating area, while the front garden, private parking and both a storage shed and under-home storage add everyday practicality.

Mill Gardens enjoys an enviable location beside Clyne Gardens, with the beach within easy walking distance and Mumbles just a short drive or bus journey away. Whether you're enjoying the seafront cafés, exploring the Gower coastline or heading into Swansea, this location offers the perfect balance of coast, countryside and convenience.



FULL DESCRIPTION

Entrance

Kitchen
15'2 max x 11'1 max (4.62m max x 3.38m max)

Lounge
11'2 x 10'11 (3.40m x 3.33m)

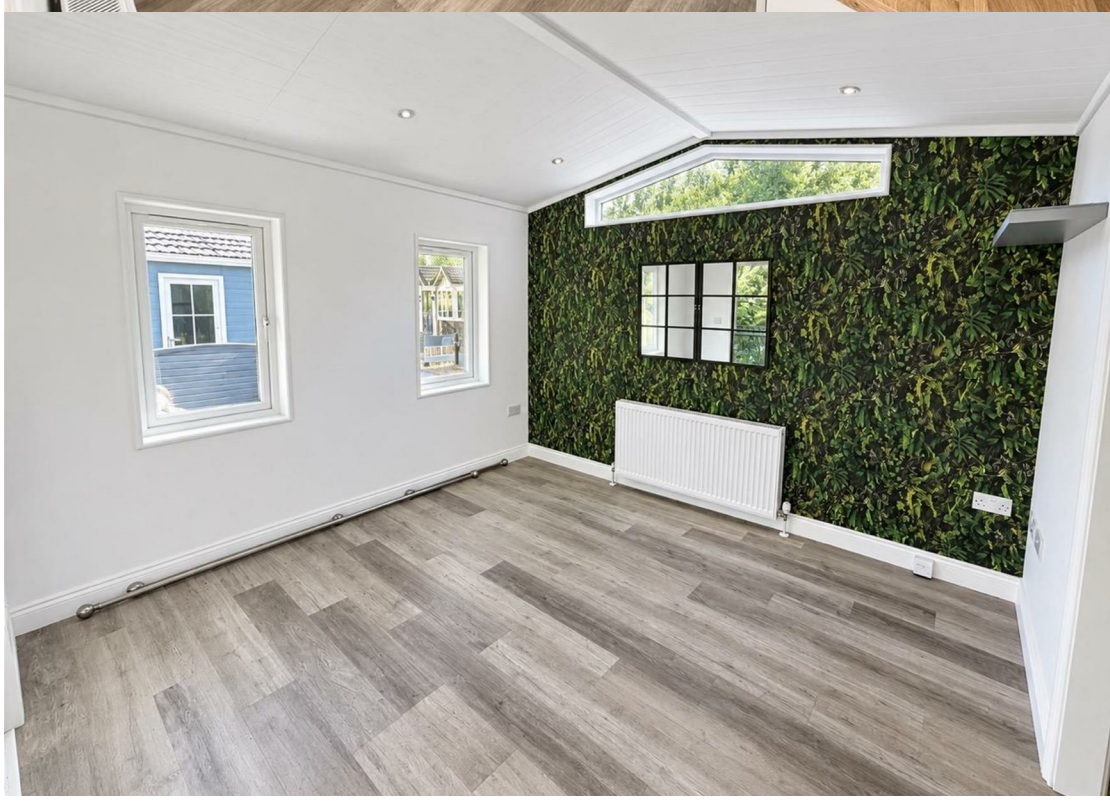
Bathroom

Bedroom
11'2 x 10'5 (3.40m x 3.18m)

Tenure
Freehold
There are site fees of £187.35 per month. Annual review is January. There are site regulations, please speak to a member of staff for more information.













Council Tax Band
A

Services
Site Fees £187.35 pcm.
Mains water & electric. LPG gas.
The current sellers Broadband is with Sky. Please refer to Ofcom checker for further coverage information.
The current sellers have advised there are no known restrictions or issues with mobile coverage. Please refer to Ofcom checker for further information.

