

87 Cannisland Park,
Parkmill, Swansea,
SA3 2ED

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Offers Over
£190,000



Tucked within the gentle rhythm of the Gower Peninsula, this setting offers a rare balance of coastal beauty and village ease. Within easy reach are sweeping sandy beaches and cliff paths that trace the edge of the bay, while nearby Parkmill brings a sense of community with its cafés, country pub and access to woodland walks through ancient valleys. The surrounding landscape is defined by open countryside and a slower pace of life, yet Swansea remains accessible for wider amenities, schooling and transport connections.

Positioned within a thoughtfully maintained development for the over fifties, this detached lodge presents a composed and comfortable retreat. The accommodation unfolds from a central hallway into a well proportioned lounge. A separate kitchen and breakfast room offers a practical yet sociable space, designed for both everyday living and relaxed dining.

There are two bedrooms, with the principal suite arranged to include its own en suite and a walk in wardrobe, creating a sense of privacy and considered design. A further bathroom serves the second bedroom and guests, completing a layout that is both functional and well balanced.

The development itself is known for its quiet atmosphere and sense of order, with clear guidelines that support a peaceful environment, including a no dogs policy. This is a home suited to those seeking a refined coastal lifestyle, where the natural beauty of Gower meets the comfort of a well planned residence.



Entrance

Via a frosted double glazed PVC door into the hallway.

Hallway

With doors to storage cupboard. Radiator. Door to the lounge. Doors to bedrooms. Door to bathroom.

Lounge

10'3" x 15'10"

You have a set of double glazed windows to the front. Set of double glazed windows to the side. Radiator. Feature electric fire. Door to the kitchen/breakfast room.

Kitchen/Breakfast Room

8'7" x 18'10"

You have a set of double glazed windows to the side. Double glazed windows to the rear. Frosted double glazed PVC door to the rear. A well appointed kitchen fitted with a range of base and wall units. Running work surface incorporating a one and a half bowl stainless steel sink and drainer unit. Four ring gas hob with extractor hood over. Integral oven and grill. Integral fridge. Integral freezer. Integral washing machine. Integral dishwasher.

Bathroom

5'7" x 6'2"

Bedroom One

9'3" x 10'10"

You have a set of double glazed windows to the rear. Radiator. Door to en-suite. Door to walk-in wardrobe.

Walk In Wardrobe

5'5" x 4'4"

Radiator.

En-Suite

5'1" x 5'2"

With a frosted double glazed window to the side. Well appointed suite comprising; corner shower cubicle. WC. Wash hand basin. Radiator. Extractor fan.



Bedroom Two

7'10" x 9'6"

With a frosted double glazed window to the front. Suite comprising; bathtub. WC. Wash hand basin. Radiator. Extractor fan.

External

Front

You have a low maintenance graveled garden with parking private parking for two vehicles.

Side

You have a graveled area.

Rear

You have a graveled area and a patio seating area and a small lawned area.

Agents Note

Over 50 years of age restriction.
No dogs allowed.

Services

Mains electric. Mains water. Mains Drainage. LPG Gas.
Broadband type - full fibre. Mobile phone coverage available with EE, O2, Three & Vodafone.

Council Tax Band

Tenure

Regulated by the government mobile homes act Wales 2014.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Ground Floor

Approx. 62.2 sq. metres (669.4 sq. feet)



Total area: approx. 62.2 sq. metres (669.4 sq. feet)

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Plan produced using PlanUp.