

87 Cannisland Park,  
Parkmill, Swansea,  
SA3 2ED

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# 87 Cannisland Park, Parkmill, Swansea, SA3 2ED

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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.