



Vicarage Lane, Llangennith, Swansea, SA3 1JA  
**£389,950**

Set in the picturesque Gower village of Llangennith. We are delighted to offer to the market this charming three bedroom detached property. Starting its life as a small cottage and being extended a number of times over the years. Being within close proximity to the local pub, shops and surfing beaches the property now lends its self as a great holiday home or family residence. Set within a comfortable size plot, with great potential for further extension (subject to necessary planning), The property is decorated with a range of beautiful fruit bearing trees and natural stream to the front of the property. The property briefly comprises, entrance porch, lounge, kitchen, dining room, utility area and shower room to the ground floor. Staircase access to first floor landing where three bedrooms and family shower room can be found. Further to the afore mentioned external specification, there is off road parking, adjoining garage and lean-to storage. No chain. Viewing highly recommended.

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## GROUND FLOOR

### Entrance Porch

Accessed via uPVC double glazed door with uPVC double glazed windows to the front and side. Fitted carpet, plain plastered ceiling. Access via a wood frame frosted glass door into the:

### Lounge 5.95m max 3.79m (19'6" max 12'5")

UPVC double glazed windows to the front and rear, feature focal porcelain fireplace, electric storage heater, fitted carpet, plain plastered ceiling. There is a serving hatch and a staircase to the first floor.

### Kitchen 3.70m x 3.50 (12'2" x 11'6")

UPVC double glazed window to the front and side. There is a range of wall mounted base units together with a complementary work surface and display cabinets, single

and half bowl with drainer and mixer tap, space for a cooker, tiled flooring, plain plastered ceiling and tiled walls.

### Dining Room 5.75m x 3.03m (18'10" x 9'11")

UPVC double glazed window to the front, uPVC double glazed French doors to the extensive rear garden and patio area.. Storage heaters, storage cupboard, fitted carpet tiles and plain plastered ceiling. Access to the:

### Utility Area

Access is provided to the kitchen, dining room and down stairs shower room. Space for a fridge-freezer, tiled flooring, plain plastered ceiling. Access via wood framed single glazed door to the rear garden.

### Shower Room

Wood frame frosted glass window to the rear, three piece suite comprising shower cubicle, wash-hand basin and WC with surround storage. Tiled walls and tile-effect

flooring, towel rail, plain plastered ceiling and wall mounted cabinets.

## FIRST FLOOR

### Landing

Staircase access to the first floor landing, uPVC double glazed window to the rear, with views of the local surrounding, fitted carpet and plain plastered vaulted ceiling. Access to bedrooms 1, 2 and 3, along with family shower room and storage cupboard.

### Bedroom 1 4.30m x 2.66m (14'1" x 8'9")

UPVC double glazed window to the front and rear, fitted wardrobes and overhead storage, storage heater, fitted carpet and plain plastered ceiling. Views of the hillside and rear garden.

### Bedroom 2 2.59m max x 2.22m (8'6" max x 7'3")

UPVC double glazed window at the front, electric storage heater, fitted carpet and plain plastered ceiling.

### Bedroom 3 3.60m x 2.33m (11'10" x 7'8")

UPVC double glazed window to the front and side, fitted carpet and plain plastered ceiling.

### Shower Room

UPVC double glazed frosted window to the rear. Two piece suite comprising pedestal wash-hand basin, shower enclosure with wall mounted shower, non-slip flooring and plain plastered ceiling with spotlights.

## EXTERNALLY

To the front of the property is a small patio area. Off road parking leading to an adjoining garage. Lean-to storage and a stream to the front.

To the rear is an established garden with a range of mature trees. Great potential for further extension, subject to the necessary planning permission.

We are advised by the vendor the property is Freehold.

## DIRECTIONS

From our Killay office proceed along Gower Road to the mini roundabout, turn left continuing along Gower Road passing through Upper Killay and onto Fairwood Common. Take the first turning right onto the North Gower Road and continue along this road heading towards Llanrhidian. On reaching the Junction along side the petrol station turn left and continue through Old Walls passing the Greyhound Public House, continue towards Llangennith, as you enter into the village of Llangennith continue straight ahead through the bend. The Kings Head Public House a can be found on the right hand side. Take the first left and follow to the road straight. The property is the last house on the left hand side.

TENURE: Freehold

COUNCIL TAX: F

EPC RATING: F

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 298 014

