



Wernside The Wern, Llanmorlais, Swansea, SA4 3TG
Offers In Excess Of £449,950

Dawsons are thrilled to offer to the market this charming smallholding. Set in the picturesque North Gower Village of Llanmorlais and boasting uninterrupted 180 degree views of the estuary and fields beyond, on a clear day stretching as far West as Tenby and to the Brecon Beacons in the East. The accommodation on offer is a three bedroom with box room, double fronted detached cottage on an elevated position with front and rear garden. Benefiting from being set in approximately 14 acres of land including woodland and various outbuildings. The detached cow shed boasts great potential for conversion (subject to necessary planning). The building itself, renovated during the mid 90's longs for a personally touch internally. Comprising entrance porch, lounge, dining room, kitchen, shower room and lean-to to the ground floor. To the first floor there is three bedrooms and box room with views to the front. A full visit to the property is recommended to get the wonderful feel and potential it has to offer. No onward chain.

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Entrance Porch

Accessed via uPVC double glazed frosted door to the front, There is access to the lounge, dining room and staircase to the first floor landing. There is a radiator and textured ceiling.

Lounge 3.88m x 3.48m (12'9" x 9'10")

UPVC double glazed window to the front, radiator, feature focal fireplace, textured ceiling, plate rack. Access to the kitchen.

Dining Room 3.88m x 2.97m (12'9" x 9'9")

UPVC double glazed window to the front, radiator and textured ceiling.

Kitchen 3.63m x 2.65m (11'11" x 8'8")

UPVC double glazed frosted door to the side. uPVC double glazed window to the rear. There are wall mounted and base units with a work surface, single bowl with drainer. Overhead extractor, radiator, tiled flooring, storage cupboard and access to the:

Shower Room

UPVC double glazed frosted window to the rear. Three piece suite comprising pedestal wash-hand basin, WC and wall mounted shower. Storage cupboard, vinyl non-slip flooring, textured ceiling.

FIRST FLOOR

Landing

Staircase access to the first floor. Access to all four bedrooms.

Bedroom 1 3.94m x 3.03m (12'11" x 9'11")

UPVC double glazed window to the front, with views. Radiator, textured ceiling and walk-in storage cupboard with Worcester boiler.

Bedroom 2 3.90m x 2.72m (12'10" x 8'11")

UPVC double glazed window to the front, with views. Radiator, textured ceiling.

Bedroom 3 3.77m x 2.70m (12'4" x 8'10")

UPVC double glazed window to the side, radiator and textured ceiling.

Box Room/Office 1.69m x 1.67m (5'7" x 5'6")

UPVC double glazed window to the front, with views, radiator and textured ceiling.

EXTERNALLY

To the front there is a garden laid to lawn and decorated with a range of shrubs and trees. The property benefits from being on an elevated position with views of the estuary and fields beyond. Various access points to the vast land comprising approximately 15 acres. There are separate woodlands, cowshed with great potential for conversion, (subject to the necessary planning permission).

DIRECTIONS

From our Killay office proceed along Gower Road in the Duvant direction, on reaching the mini roundabout bear right and proceed into Goetre Fawr Road, continue along down to Duvant Square, at the mini roundabout in Duvant Square turn right heading towards Gowerton, proceed through Gowerton passing the Comprehensive School on the left hand side down to the T-Junction with car sales opposite and turn left onto Sterry Road, Continue straight ahead at the traffic lights and at the next set of traffic lights turn left heading towards Penclawdd. Proceed through Penclawdd passing CKs Supermarket on the right hand side, follow the road through the village and continue to Llanmorlais take a left into Station Road continue straight and bear right as the road divides onto Wern Road. Continue up Wern road and bear right where the road divides, Up the hill and the property can be found on the left hand side.

TENURE: Freehold

COUNCIL TAX: E

EPC RATING: G

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

