



Landimore, Gower, Swansea, SA3 1HD
Offers Over £365,000

We are delighted to present you with the rare opportunity to purchase this charming detached property, nestled in a tranquil and rural location in Gower the first area of outstanding natural beauty. Boasting breathtaking views of the Llanrhidian Saltmarshes, Loughour Estuary and fields around. A short drive away from Weobley Castle, the 14th century Gower Landmark and pleasant countryside walks. The property has the additional benefit of having a self contained Annexe to the lower ground floor, comprising entrance porch, lounge, kitchen, bedroom and bathroom. The main accommodation comprises L Shaped Hallway providing access to lounge/dining room with dual aspect views, kitchen/dining Room, wash room, bedrooms one, two and three, and family bathroom. External access is provided from the rear to the afore mentioned Annexe. The property is situated in stunning well maintained gardens decorated with stone feature and pea gravel to the front, off road parking and double garage. Paved access through a range of covering shrubs to decking area to side with views and garden laid to lawn.

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GROUND FLOOR

'L' Shaped Entrance Hallway

Accessed via uPVC double glazed frosted door with frosted side window. Access to kitchen/dining room, wash-room, all three bedrooms, family bathroom, lounge and storage cupboard housing boiler.

Lounge/Dining Room 6.67m x 3.35m (21'11" x 11'0")

Three uPVC double glazed windows to side and rear, with dual aspect views of the estuary and surrounding land. uPVC double glazed window to the front, three radiators, wood flooring and textured ceiling with coving.

Kitchen/Dining Room 6.67m x 3.21m (21'11" x 10'6")

UPVC double glazed window to the side, with views. uPVC double glazed window and door to the side. A range of wall mounted and base units together with a complementary work surface, single and half bowl sink and drainer, 4-ring integrated hob, overhead extractor,

integrated double oven, integrated dishwasher, radiator, tile-effect flooring, part tiled walls. Plain plastered ceiling with coving and partial spotlights.

Wash Room 2.55m x 2.29m (8'4" x 7'6")

UPVC double glazed frosted window to the rear. There is a range of modern wall mounted and base units with space for washing machine and dryer, single bowl sink unit, WC and shower enclosure. Tiled flooring and walls, plain plastered ceiling.

Bedroom 1 3.35m x 2.97m (11'0" x 9'9")

UPVC double glazed window to the front, radiator, wood flooring and textured ceiling with coving.

Bedroom 2 2.90m x 2.284m (9'6" x 7'6")

UPVC double glazed window to the front, radiator, wood flooring and textured ceiling with coving.

Bedroom 3 2.59m x 2.57m (8'6" x 8'5")

UPVC double glazed window to the rear, radiator, wood-effect flooring and textured ceiling with coving.

Family Bathroom

UPVC double glazed window to the rear. Three piece suite comprising WC, pedestal wash-hand basin and corner bath. Wood-effect flooring, textured walls and a range of fitted storage.

ANNEXE

Entrance Porch

Accessed via uPVC double glazed door with uPVC double glazed windows to the side.

L-Shaped Kitchen 3.01m max x 2.57m min (9'11" max x 8'5" min)

A range of wall mounted and base units with a complementary work surface, single bowl with drainer, 4-ring hob and overhead extractor, space for fridge and washing machine, textured ceiling and wood flooring. Access to the:

Shower Room

Three piece suite comprising pedestal wash-hand basin with surround storage, WC and shower. Tiled walls and flooring, textured ceiling.

Lounge 5.13m x 2.71m (16'10" x 8'11")

UPVC double glazed patio door to the side, uPVC double glazed window to the front. Radiator, wood flooring, textured ceiling with coving. Access to:

Bedroom 3.52m x 2.58m (11'7" x 8'6")

UPVC double glazed window to the side, radiator, wood-effect flooring, textured ceiling and storage cupboard housing hot water tank.

EXTERNALLY

Access to the front of the property through well manicured gardens, area laid in pea gravel guiding you through a range of decorative shrubs and trees. Off road parking and a double garage. Enclosed rear garden laid to lawn, with views of the estuary and the surrounding scenery. Decking area and vegetable plot.

DIRECTIONS

From our Killay Office proceed along Gower Road to the mini roundabout proceed straight ahead 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 passing through the village of Cilbion. Proceed straight ahead and on reaching the junction alongside the petrol station turn left and continue through Old Walls pass the Greyhound Public House. Take the first right and follow the signs for Weobley Castle and continue through the single track road continue straight past the entrance to the castle which will be on your right hand side. Take a right turn when the sign for Landimore appears and the property will be found half way down on the right hand side.

TENURE: Freehold

COUNCIL TAX: G

EPC RATING: D

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

