



The Common, Llanrhidian, Swansea, SA3 1ES

Nestled in an envious position within the North Gower Village of Llanrhidian boasting sweeping views of the estuary and beyond. We are thrilled to offer to this market a four bedroom detached home. Unique in its design and dating back to circa 1930's ideal for a range of uses from a family home to potential for a bed and breakfast. The property is set within large grounds up to 1.5 acres and boasts an attractive manicured garden with small water feature, sitting areas and well stocked with decorative plants, shrubs and trees. The property benefits from having two separate areas of off road parking along with external storage. The internal accommodation, unique in its layout comprises entrance hallway into the West Wing. Off the entrance hallway access is granted to open plan lounge/dining room, first floor landing, day room/dining room, downstairs cloakroom. From the day room/dining room access is provided to the utility space, kitchen and sun room/conservatory to the rear. To the first floor of the West Wing there can be found bedroom one with views to the front, bathroom and storage. From the open plan lounge/dining room on the West Wing ground floor access is granted to the East Wing hallway. From this hallway there is staircase access to the West Wing first floor, passage to bedroom two and three, shower room and snooker room where further access provided to Jacuzzi/Sauna Room. Viewing is highly recommended to conclude layout and possibilities of this spectacular home.

£469,950

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WEST WING

Entrance Hallway

Accessed via wood framed double glazed stained glass effect door . Staircase to first floor landing, doors leading off to the: lounge/dining room, day room and cloakroom. Radiator. Tiled flooring. Under stairs storage. Textured ceiling.

Open Plan Lounge/Dining Room 7.41m max x 7.10m max (24'4" max x 23'4" max)

Two wood framed double glazed windows to the front with estuary views. Feature focal fireplace with inset fire. Three radiators. Fitted carpet. Textured ceiling. Double doors to conservatory. Television aerial point. Access to the East Wing hallway.

Cloakroom

Wood framed frosted glass window to the conservatory. Two piece suite comprising WC and pedestal wash hand basin. Radiator. Fitted carpet. Part tiled walls. Textured ceiling.

Day Room 8.54m max into bay window x 3.46m max (28'0" max into bay window x 11'4" max)

Wood framed double glazed bay window to the front with estuary views. Feature focal fireplace with inset wood burner. 'Esse' oil range heating system which supplies part heating to the property . Radiator. Part fitted carpet, part tiled flooring. Textured ceiling with coving. Wood framed double glazed window to the side. Television aerial point. Door to the side. Access to kitchen. Access to:

Utility Space

Wood framed frosted glass window to the side. Oil central heating boiler. Plumbing for a range of appliances. Tiled flooring. Plain plastered ceiling.

Kitchen 3.07m x 3.04m (10'1" x 10'0")

UPVC double glazed window to the rear. Fitted with a range of matching wall and base units with complementary work surface over incorporating one and a half bowl sink and drainer with mixer tap. Integrated double oven and four ring hob with overhead extractor. Space for fridge freezer and dishwasher. Tiled flooring. Textured ceiling. Television aerial point. Access to:

Conservatory 7.13m x 3.06m (23'5" x 10'0")

Of majority uPVC double glazed construction with French doors to the rear. Tiled flooring. Television aerial point.

FIRST FLOOR LANDING

Fitted carpet. Textured ceiling. Doors to bedroom one, bathroom and storage area.

Bedroom One 4.51m max into dormer x 4.10m (14'10" max into dormer x 13'5")

Wood framed double glazed dormer window to the front with estuary views. Fitted carpet. Textured ceiling.

Bathroom

Three piece suite comprising corner bath, pedestal wash hand basin and WC. Tiled walls. Vinyl flooring. Radiator. Textured ceiling.

EAST WING

Entrance Hallway

Wood framed nautical window to the front with estuary views. Access to bedrooms two and three, shower room and snooker room.

Bedroom Two 4.37m max into bay x 3.64m (14'4" max into bay x 11'11")

Wood framed double glazed bay window to the front with estuary views. Radiator. Fitted carpet. Plate rack. Television aerial point.

Bedroom Three 3.60m x 3.19m (11'10" x 10'6")

Wood framed double glazed window to the conservatory. Fitted storage. Radiator. Fitted carpet. Textured ceiling.

Snooker Room 7.25m x 5.96m (23'9" x 19'7")

Wood framed double glazed window to the front. Wood framed frosted glass door to the rear. Two radiators. Fitted carpet. Wood effect wall cladding. Fitted storage.

Jacuzzi/Sauna Room 4.06m x 3.03m max (13'4" x 9'11" max)

Window to the conservatory. Tiled flooring. Tongue and groove walls and ceiling. Radiator. Jacuzzi suite.

Shower Room

Wood framed double glazed frosted glass window to the jacuzzi/sauna room. Three piece suite comprising WC, shower and wash hand basin. Vinyl flooring. Textured ceiling. Radiator. Tiled walls.

FIRST FLOOR LANDING

Fitted carpet. Textured ceiling. Doors to bedroom four and bathroom.

Bedroom Four 4.55m max into dormer x 4.07m (14'11" max into dormer x 13'4")

Wood framed double glazed window to the front with estuary views. Fitted carpet. Textured ceiling. Radiator. Storage.

Bathroom

Fitted with panelled bath, WC and pedestal wash hand basin. Vinyl flooring. Textured ceiling. Tiled walls. Radiator. Storage.

EXTERNALLY

Paved access to the front of the property with two separate off road parking areas. A range of manicured gardens with decorative plants, shrubs ans trees. A range of storage buildings and a greenhouse. Raised patio area to the front with sweeping estuary views.

DIRECTIONS

From our Killay office proceed along Gower Road in the Upper Killay direction. At the mini roundabout take left and continue along Gower Road. Proceed through Upper Killay over the cattle grid onto Fairwood Common. Take the turning right (North Gower Road B4271) and follow this road. You will go over a cattle grid by Cefn Bryn, stay right and continue to Llanrhidian. At the T Junction just after the petrol station turn right onto New Road (B4295) and 'Hillcrest' can be found on the right hand side, denoted by our for sale board.

TENURE: Freehold

COUNCIL TAX: G

EPC RATING: F

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



Offices @ Swansea, Marina, Killay, Sketty, Mumbles, Morriston, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.