



Llangennith, Swansea, SA3 1JR  
£475,000

A chance to own a part of Gower history, the original part of the building dates back to 1732, located on the outskirts of the beautiful North Gower village of Llangennith. With breath taking panoramic views of the Gowers country side and set on 1/3 of an acre this property offers huge potential. Coming with 3 barns/out buildings currently being used for storage and a workshop there is the potential (subject to planning and building regs) to make these habitable, 2 of the 3 all ready have electricity in them and the middle one has been converted into a garage. Offering the possibility of secondary income through a holiday let, increased accommodation or buildings for a small holding. The property itself comprises of: Entrance Porch, Hallway, Dining Room, Lounge, Kitchen Diner, Utility, Cloak Room to the ground floor. With 3 double bedrooms, bathroom and separate W/C. On the grounds of the property you can find, patio seating area, orchard, two shed, coal storage and a large grass lawn. Viewings are highly recommend on this beautiful home.

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## GROUND FLOOR

### Front Entrance Porch

Entrance door, tiled flooring, skimmed ceiling, exposed stone wall to either side, wooden single pane window to both sides. Door to:

### Hallway

Skimmed ceiling, wooden window to side, Parquet flooring, radiator, exposed stone walls.

Door through to the stairs and first floor landing, door to sitting room and another door to the:

### Lounge 5.08m max x 5.34m max (16'8" max x 17'6" max)

Beamed ceiling, laminate and vinyl flooring split into two, uPVC double glazed windows to front and rear, two radiators, large exposed stone fireplace with cast iron wood burner. Cupboard to under-stairs,

### Kitchen/Diner 4.94m x 3.98m (16'2" x 13'1")

UPVC double glazed window to side, beamed ceiling, tiled flooring. Fitted with a range of matching wall and base units, along with complementary work surface. Space for fridge-freezer, cooker. Hatch to the sitting room. Tirolia stove.

Door to:

### Utility Room

Entrance door to rear garden, wooden windows to both sides, tiled flooring, radiator, plumbed for washing machine, storage cupboards and work surface, along with a sink. Wall mounted boiler. Door to:

### Cloakroom

Wooden window with obscure glass to the side, WC, tiled walls and flooring.

### Dining Room

Upvc double glazed window to the front laminate flooring, beamed ceiling, radiator, open fireplace.

## FIRST FLOOR

### Landing/Office Space

UPVC double glazed window to side, smaller window to other side, which has views of the countryside, fitted carpet, skimmed ceiling radiator. Access to three bedrooms, bathroom and separate WC.

### Bedroom 1 4.17m x 3.93m (13'8" x 12'11")

UPVC double glazed window to front, fitted wardrobes, fitted carpet, skimmed ceiling radiator.

### Bedroom 2 3.91m x 3.23m (12'10" x 10'7")

UPVC double glazed window to front, fitted wardrobes, fitted carpet, radiator.

### Bedroom 3 2.39m x 2.73m (7'10" x 8'11")

UPVC double glazed window to front, fitted wardrobes, fitted carpet, skimmed ceiling, loft access, radiator.

### Bathroom

Panelled bath with shower, vanity wash-hand basin unit, two towel dryer radiators, tiled walls and floor, cupboard storage space.

### W.C.

Obscure window to the rear, WC, tiled walls and tiled flooring.

## EXTERIOR

There are three barns, which are used for storage garage and workshop, 2 of the barns have power. But, subject to planning and building regulations, could be used for potential holiday let. Set on ¾ acre of field and orchard. Access to the septic tank. Panoramic countryside views. Small front courtyard with water fountain, space to front for car parking. Most of the boundaries are exposed stone walls. Rear patio area. Large grass lawn, outside sheds. Materials for finishing the barns/stone walls will be left.

## 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 through Burry Green, after passing through Burry Green there is a Bus Stop called Muzzard Cross, which is on the left just after Broad Way Farm. Wait at the Bus Stop for one of our members of staff who will then take you to the property.

**TENURE:** Freehold

**COUNCIL TAX:** E

**EPC RATING:** G

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

