



Woodlands, The Common, Llanrhidian, Swansea, SA3 1EU

We have the pleasure of offering for sale this fantastic detached dwelling with adjoining annex which is perfect for two generation living or would also provide additional income as a holiday let. This property enjoys an idyllic location with the most breathtaking views of Loughor Estuary and fields around, one can only imagine the changing vistas with each new season. A short drive away from local beaches, farm shops, villages and pubs etc plus wonderful countryside walks.

Woodlands accommodation comprises at Ground Floor: Entrance Hallway, kitchen/diner, utility room, sitting room, large family lounge with access door through to the adjoining cottage, bathroom and bedroom 4. Off the first floor landing there are 3 bedrooms plus a bathroom.

Woodlands Cottage accommodation at ground floor comprises: Entrance Hallway, walk-in storage cupboard, bathroom, good size lounge with archway to the kitchen/diner. Off the first floor landing there are 2 bedrooms, walk in storage room and WC.

Externally the property is set within a good size plot with ample off road parking, integral garage and adjoining storage shed plus a over head studio (which does require updating). Wonderful wrap around gardens with an abundance of trees, plants and colourful shrubs and fragrant flower beds dotted around offering a splash of colour. Having so many wonderful features, an unique setting, viewing really is a must.

£480,000

419 Gower Road, Killay, Swansea, SA2 7AN
T: 01792 298 014 | F: 01792 280 847
ki@dawsonsproperty.co.uk



Woodlands

T-Shape Entrance Hallway

The property is entered via a uPVC double glazed entrance door with arched glass panel and large side screen. Beamed ceiling. Radiator. Fitted carpet. Carpeted staircase leading up to the first floor landing. Doors lead off to the Kitchen, Sitting Room, Lounge, Bathroom and Bedroom 4.

Kitchen/Diner 6.48 x 2.95 (21'3" x 9'8")

Fitted with an arrangement of matching wall and base units together with pull out drawers and complementary work surfaces over. Inset one and a half bowl stainless steel sink unit and drainer with mixer tap. Slot in electric oven. Space for under counter fridge. Tiling to the splash back areas. Beamed ceiling. Two radiators. Two uPVC double glazed windows to the front with views. Tiled floor. UPVC double glazed door to the side with large glass panel leads out to the side. Door to ...

Utility Room 3.90 x 2.68 (12'10" x 8'10")

Fitted with wall and base units, work surfaces. Two inset sink units. Plumbed for under counter washing machine. Free standing oil central heating boiler. Tiled floor. UPVC double glazed window to the rear.

Sitting Room 4.58 plus alcove x 2.75 (15'0" plus alcove x 9'0")

UPVC double glazed window to the front with views. Beamed ceiling. Radiator. Wood block flooring. Two wall point lights.

Family Lounge L-Shape 8.45 max x 7.00 max (27'9" max x 23'0" max)

Two uPVC double glazed windows to the rear. UPVC double glazed bow window to the front with views. UPVC double glazed French doors lead out to the rear. Beamed ceiling. Six wall light points. Three radiators. Feature fireplace with log burner set onto a tiled hearth. Fitted carpet. Access door through to The Cottage.

Bathroom 2.85 max x 2.44 max (9'4" max x 8'0" max)

Fitted four piece white suite comprising closed coupled WC. Full pedestal wash hand basin. Panelled bath. Step up to a shower enclosure. Beamed ceiling. Part tiled walls. Extractor fan. White ladder style towel warmer. Tiled floor. UPVC double glazed obscure window to the rear.

Bedroom 4 3.89 x 3.00 (12'9" x 9'10")

UPVC double glazed window to the rear. Beamed ceiling. Radiator. Fitted carpet.

First Floor

Landing
UPVC double glazed window to the rear. Loft access. Built in airing cupboard. Fitted carpet. Doors lead off the the 3 bedrooms and bathroom.

Bedroom 1 5.42 max x 4.91 max (17'9" max x 16'1" max)
UPVC double glazed window to the front and the side. Eaves storage cupboards. Purpose build wardrobes. Radiator. Fitted carpet.

Bedroom 2 L-Shape 4.80 x 3.59 (15'9" x 11'9")
UPVC double glazed window to the front. Purpose built wardrobes. Radiator. Fitted carpet.

Bedroom 3 4.04 max x 3.24 plus walkway (13'3" max x 10'8" plus walkway)
UPVC double glazed window to the side. Loft access. Radiator. Purpose built wardrobes. Fitted carpet.

Bathroom
Four piece white suite comprising closed coupled WC. Full pedestal wash hand basin. Panelled bath with 'Mira' electric shower over and side screen. Bidet. Part tiled walls. Tiled floor. Radiator. UPVC double glazed window to the front with views.

Woodlands Cottage



Entrance Hallway
The property is accessed via a uPVC double glazed entrance door with glass panel. UPVC double glazed window to the rear. Connecting door into Woodlands. Radiator. Built in storage room. Doors lead off the the Bathroom and Lounge.

Bathroom 2.54 x 2.32 (8'4" x 7'7")
Three piece white suite comprising closed coupled WC. Full pedestal wash hand basin. Panelled bath with shower oven and side screen. Part tiled walls. Extractor fan. Chrome ladder style towel warmer. Tiled floor. UPVC double glazed obscure window to the rear.

Lounge 7.95 max x 4.12 (26'1" max x 13'6")
UPVC double glazed bow window to the side with views. UPVC double glazed window to the side. Beamed ceiling. Two radiators. Raised tiled hearth. Wooden T.V. Unit. Four wall light points. Fitted carpet. Carpeted staircase leads up to the first floor landing. Archway through to ...

Kitchen/Diner 3.70 x 3.47 (12'2" x 11'5")
Fitted with an arrangement of matching wall and base units together with complementary work surfaces over. Inset stainless steel sink unit and drainer with mixer tap. Space for slot in electric oven. Plumbed for under counter washing machine and dishwasher. Space for free standing fridge/freezer. Radiator. Tiled floor. UPVC double glazed window to the side. UPVC double glazed door leads out to the side of the property.

First Floor

Landing
UPVC double glazed window to the side. Doors lead off the the 2 bedrooms, W.C. And storage room.

Bedroom 1 4.73 max x 3.96 max (15'6" max x 13'0" max)
UPVC double glazed window to the front and the side with views. Two wall light points. Full pedestal wash hand basin with tiled splash back. Radiator. Walk in wardrobe with light. Door into the storage room which benefits from having power and light.

Bedroom 2 3.12 x 1.81 (10'3" x 5'11")
With some restricted height . UPVC double glazed window to the rear. Wall fitted wash hand basin with a tiled splash back. Radiator. Fitted carpet.

W.C.
W.C. Extractor fan. Vinyl tile effect flooring.

External
The property is set within a good size plot with ample off road parking, integral garage and adjoining storage shed which houses the oil central heating boiler for The Cottage. Overhead studio (which does require updating). Wonderful wrap around gardens with an abundance of trees, shrubs and colourful shrubs and fragrant flower beds dotted around offering a splash of colour. Various sitting areas. Solar panels which were installed 2012 and provides an annual income.

TENURE:	Freehold
COUNCIL TAX:	B & G
EPC RATING:	D
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.