



Blackhills Lane, Fairwood, Swansea, SA2 7JN  
**Offers Over £220,000**

Pwll-Y-Froga presents a rare opportunity to acquire a charming, traditional, double fronted stone cottage located on the fringe of Fairwood Common and nearby Clyne Valley Golf Course within the natural beauty of the Gower peninsular and a short drive away from the Blue Flag beaches of South Gower and with easy access to the local amenities of Killay, which include shops, cafes and bars, public library, medical centre and several primary schools as well as the well-thought of Olchfa comprehensive school. In need of total refurbishment this property offers amazing potential to be a dream rural home coming with about an acre of land and a separate barn with its own water, electric and power supply. The property briefly comprises: entrance porch, three reception rooms, shower room, kitchen and cloakroom to the ground floor and 2 bedrooms to the first floor. A large store room and shed adjoins the side of the property which could be developed into self-contained accommodation ideal for multi-generational living or a holiday let. Viewing is strongly urged to fully appreciate all that this property has to offer which comes to market chain free.

## Offers Over £220,000



### Ground Floor

Property entered via wooden entrance door leading into:

#### Entrance Porch

Single glazed wooden windows to side and front, entrance door leading to:

#### Reception Room 1 3.89m x 4.91m (12'9" x 16'1")

Single glazed wooden window to front, exposed beams to ceiling, fireplace with brick surround and hearth, stairs to first floor, door to under stairs storage, door to reception room two, door to:

#### Reception Room 3 3.88m x 2.22m (12'9" x 7'3")

Single glazed wooden window to front, exposed beams to ceiling.

#### Reception Room 2 4.64m x 4.87m (15'3" x 16'0")

Two uPVC double glazed windows to side, loft access, door to storage cupboard, fireplace with tiled surround and tiled hearth, door to shower room, door to kitchen.

#### Shower Room

Single glazed wooden obscured window to side, double shower, pedestal wash hand basin, tiled walls.

#### Kitchen 3.02m x 3.49m (9'11" x 11'5")

UPVC double glazed window to rear, stainless steel sink set on cupboard and drawer unit, oil fired Rayburn, door to:

#### Passage

UPVC double glazed door to rear, door to pantry, door to store room, door to:

#### Cloakroom

UPVC double glazed window to rear, tiled walls, WC.

#### Store Room 4.57m x 4.13m (15'0" x 13'7")

Exposed beams to vaulted ceiling, wall mounted wash hand basin, wooden door to side.

#### First Floor

##### Landing

Doors to two bedrooms.

#### Bedroom 1 4.08m x 4.02m (13'5" x 13'2")

Single glazed wooden window to front, exposed floorboards, door to storage cupboard.

#### Bedroom 2 2.39m x 3.93m (7'10" x 12'11")

Single glazed wooden window to front, exposed floorboards, door to storage cupboard.

#### External

A lean to solid construction shed is to the side of property and there is a path leading from a gate to the front door through a garden laid to lawn with shrub borders. A lawned garden with shrubs and hedging is to the rear, which leads into a field and a triangular piece of land with a barn. A natural spring is located within the boundary of the property. In addition there is a right of access to the land at the rear of the property granted by a deed from Clyne Golf Club via a five bar gate.

#### Barn 6.06m x 15.68m (19'11" x 51'5")

Solid construction barn with a corrugated metal roof and water, electric and power. Within the barn there is a room 1.44m x 2.74m containing a water bottling system

**TENURE:** Freehold

**COUNCIL TAX:**

**EPC RATING:**

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

