



**Bryn Gower House, Llanrhidian, Swansea, SA3 1EE
Offers In The Region Of £650,000**

Dawsons are delighted to offer this six bedroom detached home boasting a vast amount of accommodation. Built in 2005, Bryn Gower House not only presents a unique and spacious property, but also an excellent opportunity to generate income via holiday lets in the attic space and a separate annexe. The ground floor briefly comprises: entrance hallway, lounge, sitting room, dining room, kitchen/breakfast area. The first floor then sees four bedrooms, two of which benefit from an ensuite, as well as a family bathroom. The second floor hosts the self contained holiday let suite, coming complete with: kitchen, shower room, bedroom/lounge/diner. Furthermore the main living space enjoys views via a balcony. Accessed from the rear of the property is a self contained annexe containing: kitchen/diner, shower room, bedroom/lounge. The front elevation presents a vast amount of off road parking space featuring mature shrubs and trees/hedges adding a great deal of privacy to the space. Leading from the lounge and kitchen, the rear elevation has a patio area as well as decked areas suitable for socialising and relaxing. Beyond is a generous amount of lawn bordered by mature hedges completing a very lovely outside space. Situated in the north Gower village of Llanrhidian, the location lends itself well to exploring the local area and indeed the rest of the Gower via good road links and bus

Offers In The Region Of £650,000



Ground Floor

Entrance Hallway

Radiator, doors to: lounge, dining room, sitting room, kitchen/breakfast room

Sitting Room 7.70 x 5.56 (25'3" x 18'3")

Double glazed windows to front, double glazed windows to side, fireplace with complementary surround and hearth with mantelpiece, two ceiling roses

Dining Room 4.83 x 4.37 (15'10" x 14'4")

Double glazed window to front, radiator, double doors into kitchen/breakfast room

Kitchen/Breakfast Room 7.49 x 4.72 (24'7" x 15'6")

Double glazed window to rear, double glazed obscured door to rear, fitted with a range of matching wall and base units with complementary work surfaces over, double sink with mixer tap over, space for large double oven and electric hob, tiled splash back, space for American style fridge freezer, plumbing for washing machine, space for tumble dryer, door to lounge

Lounge 6.30 x 4.51 (20'8" x 14'10")

Double glazed windows and doors to rear, double glazed window to side, radiator, radiator, fireplace with complementary surround and hearth with mantelpiece, two ceiling roses

First Floor

Landing

Double glazed window to front, radiator, doors to: 4 bedrooms, bathroom. Stairs to second floor

Bedroom 1 6.63 x 5.57 (21'9" x 18'3")

Two double glazed doors to balcony overlooking rear elevation, double glazed windows to rear, radiator, door to ensuite

Ensuite

Double glazed obscured window to rear, radiator, shower, wall mounted wash hand basin, WC, storage cupboard

Bedroom 2 4.79 x 4.39 (15'9" x 14'5")

Double glazed window to front, radiator, door to ensuite

Ensuite

Double glazed obscured window to side, wall mounted wash hand basin, shower, WC

Bedroom 3 4.65 x 3.29 (15'3" x 10'10")

Double glazed window to front, radiator

Bedroom 4 3.76 x 3.56 (12'4" x 11'8")

Double glazed window to side, radiator

Bathroom

Double glazed obscured window to rear radiator, double glazed obscured window to side, bidet, WC, wall mounted wash hand basin, large jacuzzi style bath

Second Floor

Kitchenette 3.12 x 2.52 (10'3" x 8'3")

Velux window, radiator, wall and base units with complementary work surfaces over, double sink, mixer tap, space for electric oven and hob, space for fridge freezer, doors to shower room and lounge/bedroom/diner

Lounge/Bedroom/Diner 5.69 x 5.31 (18'8" x 17'5")

Two velux windows, door to balcony, electric heater, stairs to ground floor

Shower Room

Velux window, pedestal wash hand basin with mixer tap, WC, corner shower, ladder style towel warmer, storage cupboard

Annexe

Access via rear double glazed obscured door

Kitchen/Diner 3.15 x 2.64 (10'4" x 8'8")

Double glazed window to rear, radiator, fitted with a range of matching wall and base units with complementary work surfaces over, sink and drainer with mixer tap over, space for electric oven, space for fridge freezer, tiled splash back,

Hall

Double glazed window to side, double glazed obscured window to side, radiator, plumbing for washing machine, space for tumble dryer, doors to: shower room, utility area, living space

Shower Room

Shower, pedestal wash hand basin with mixer tap, WC

Bedroom/Lounge 6.86 x 2.67 (22'6" x 8'9")

Radiator, double glazed double doors to front

External

Rear - Leading from the lounge is a patio area followed by two decked areas leading onto a lawn bordered by variety of mature shrubs and trees with fence, side access to front via gates
Front - To the front of the property is a driveway to fit several vehicles featuring a variety of mature shrubs and trees, stairs to attic holiday let suite

TENURE: Freehold

COUNCIL TAX: I

EPC RATING: C

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

