



The Lodge, Channel View, Port Eynon, Gower, SA3 1LB
Asking Price **£135,000**

Opportunity to purchase a spacious detached holiday home 'The Lodge'. Boasting breathtaking sea views, situated in Port Eynon within the heart of the Gower. The property briefly comprises; entrance into, utility, leading through to open plan lounge/ dining area/ kitchen and two bedrooms providing generous storage space, both benefitting from en-suites. Externally there are gardens which wrap around the property, patio seating area connect with accommodation effortlessly. Viewing highly recommended to appreciate this wonderful coastal location in an idyllic setting. No chain.

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Entrance

Enter via double glazed front door with window to side into:

Utility Area 7'0 x 6'0 (2.13m x 1.83m)

Fitted with wall and base units incorporating stainless steel sink and drainer unit with mixer tap. Radiator. Tiled effect flooring. Plain plastered ceiling with spotlights. Storage cupboard housing wall mounted boiler.

Hallway

Storage cupboard. Radiator. Access to attic via hatch. Doors to:

Open Plan Lounge/Dining Area/Kitchen 20'0 x 19'0 at longest point (6.10m x 5.79m at longest point)

Lounge

Two double glazed windows to side as well as patio doors to front flood this spacious room with natural light creating a bright and airy feel. A feature fireplace offers an attractive focal point. Radiator. Pitched roof. Open to:

Dining Area

Double glazed window to side with further patio doors to front connecting the garden and home beautifully. Space to accommodate large dining table. Radiator. Tiled effect flooring. Open to:

Kitchen

Velux sky light and further window to side. Fitted with a range of wall, base and drawer units with complementary work surfaces over incorporating stainless steel sink and drainer unit with mixer tap as well as a breakfast bar with seating under which provides an organic divide

between kitchen and dining area. Integrated appliances include dishwasher, fridge/freezer, microwave, eye level double oven and five ring gas hob with stainless steel chimney style extractor above. Tiled effect flooring.

Bedroom One 13'0 x 9'0 (3.96m x 2.74m)

Double glazed window to side. Fitted furniture include bedside tables, dressing table and two wardrobes. Door to:

En-suite

Double glazed frosted window to rear. Three piece suite comprising low level W.C, Jack and Jill wash hand basins set over vanity units with wall mounted mirrors and spotlights above and panel bath with shower over. Chrome towel heater. Plain plastered ceiling.

Bedroom Two 9'10 x 9'0 (3.00m x 2.74m)

Three double glazed windows to rear. Fitted wardrobes and storage area. Door to:

Ensuite

Double glazed frosted window to side. Three piece suite comprising low level W.C, wash hand basin set over vanity unit with wall mounted mirror and spotlights above and walk in shower cubicle with glass enclosure. Chrome towel heater. Tiled effect flooring. Air vent to ceiling. Door leading back to hallway.

External

Paved patio terrace adjacent to property providing the perfect setting to sit and take in the breathtaking sea views over Port Eynon. The remainder of the expansive gardens are laid to lawn.

DIRECTIONS

From our Mumbles Office proceed down Newton Road and turn left at mini roundabout proceed along the Mumbles Road to West Cross and turn left at mini roundabout into Fairwood Road and proceed up Fairwood Road to the top and turn left into Mayals Road across Clyne Common through Kittle on the B4436, turn right into Vennaway Lane at the end join the A4118, follow signs for Port Eynon passing the sign for Horton and Channel View The Lodge is on the left hand side.

TENURE: Leasehold
Ground rent £3000 p.a

COUNCIL TAX: TBA

EPC RATING: N/A

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 367301

