



The Manse, Reynoldston, Swansea, SA3 1AR  
**Asking Price £365,000**

A charming and characterful grade II listed, deceptively spacious four bedroom detached cottage linking to The Old Chapel which dates back to approximately the late 1800's, situated in the idyllic South Gower village of Knelston. The accommodation briefly comprises; cloakroom, open plan lounge/dining area and kitchen which leads through to the Old Chapel housing original vaulted ceilings and beautiful stain glass windows, further kitchen area, stairs lead up to a shower room and a door connects you back to the cottage. To the first floor there are three bedrooms, master benefitting from en-suite facilities. To the second floor is a further bedroom. Externally there is a gravelled driveway, a private patio seating area to rear surrounded by mature plants and shrubs. Viewing recommended to appreciate this delightful home. No chain. Vendor gifted deposit available.

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**Entrance**

Enter via wooden front door into:

**Open Plan Lounge/Dining Area**

Two sash windows to front with exposed stone surrounding, offering plenty of natural light into this spacious room, creating a bright and airy feel. Double glazed French doors to rear connect the garden and home beautifully. The room benefits from a total of three charming fireplaces all with wooden mantles and stone surrounds, one of which houses a beautiful wood burning stove. Two cupboards housing consumer units. Wood effect flooring. Plain plastered ceiling. Open to:

**Kitchen**

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. Tiled splash back. Integrated appliances include dishwasher, fridge/freezer, double oven with four ring halogen hob over and stainless steel chimney style extractor hood above. Tiled flooring. Plain plastered ceiling.

**Hallway**

Stairs to first floor. Tiled flooring. Doors to:

**Cloakroom**

Comprising low level W.C and wash hand basin. Plain plastered ceiling.

**First Floor**

**Landing**

Sash window to rear. Doors to:

**Bedroom One**

Sash window to rear. Radiator. Plain plastered ceiling. Door to:

**Ensuite**

Three piece suite comprising low level W.C, wash hand basin and walk in shower cubicle. Extractor fan. Wooden flooring. Plain plastered ceiling.

**Bedroom Two**

Two sash windows to front. Radiator. Plain plastered ceiling.

**Bathroom**

Sash window to front. Three piece suite comprising low level W.C, pedestal wash hand basin and panel bath with shower over and retractable shower screen. Radiator. Extractor fan. Wood effect flooring.

**Door Leads Into Chapel**

**Bedroom Three**

Sash window to rear.

**Second Floor**

**Landing**

Velux window to rear. Four storage cupboards. Radiator. Vaulted ceiling.

**Bedroom Four**

Velux window to rear and window to side. Radiator. White wooden flooring.

**Double Doors From Kitchen In Main House Lead Into:**

**Further Kitchen**

Fitted with a range of base and drawer units with complementary work surfaces over incorporating stainless steel sink and drainer unit with mixer tap. Integrated appliances include oven with four ring halogen hob over and stainless steel chimney style extractor hood above. Feature stone fireplace. Radiator. Tiled flooring. Open to:

**Old Chapel**

Two beautiful stained glass windows to either side offer a truly unique feature and flood this room with natural light. A wood burning stove along with vaulted beamed ceiling provide character in abundance. Radiator. Internal double doors lead into a vestibule area which was originally the entrance of the chapel. Stained glazed window to side. Radiator. Stairs lead up to:

**Shower Room**

Three piece suite comprising low level W.C, wash hand basin and shower cubicle. Wooden flooring.

**External**

Gravel driveway to side providing ample off road parking. A patio area to rear offers the perfect setting to sit and enjoy the wonderful county views. Utility area with space for washing machine and fridge.

**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 Reynoldston, passing Knelston Primary School the property is located on the right hand side.

**TENURE:** Freehold

**COUNCIL TAX:** G

**EPC RATING:** F

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

