



The Old Surgery, Scurlage, Swansea, SA3 1BA
Offers In The Region Of £275,000

'The Old Surgery' is a deceptively spacious, five bedroom detached bungalow situated in the the heart of Gower within the village of Scurlage. Just a few miles from the beautiful beaches of Port-Eynon and Rhosilli (AONB) the property is a few minutes walk from the general store, surgery, chemist, local pub and bus stop. The property briefly comprises; entrance hallway leading to two bedrooms, stairs to first floor attic room, second hallway leading to L-shaped sitting/dining room, kitchen, bathroom, two further bedrooms and stairs to first floor attic room. Externally there are decked areas to front and back, leading to laid to lawn garden and stone chippings. Conifer trees surround the property allowing a good deal of privacy. There is a detached garage and parking via double gates at the rear of the property.

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Entrance

Enter via front door into:

Hallway

Radiator. Stairs to first floor. Doors to:

Bedroom One 12'0 x 11'0 (3.66m x 3.35m)

Double glazed window to front. Radiator.

Bedroom Two 12'0 x 10'0 (3.66m x 3.05m)

Double glazed window to rear. Radiator.

Bedroom Three 12'0 x 9'0 (3.66m x 2.74m)

Double glazed window to front. Radiator.

Bedroom Four 12'0 x 7'0 (3.66m x 2.13m)

Double glazed frosted window to front. Radiator.

Further Hallway

Wooden flooring. Radiator. Door to:

Lounge/Dining Area 20'0 x 18'0 @longest/widest (6.10m x 5.49m @longest/widest)

L-shaped room with double glazed windows to front and side providing plenty of natural light, creating a bright and airy feel. Patio doors to rear connecting the garden and home beautifully. Space to accommodate large dining table. Two radiators. Coved ceiling.

Kitchen

Double glazed window to rear. Fitted with a range of wall, base and drawer units with complementary work surfaces over incorporating sink and drainer unit with

mixer tap. Tiled splash back. Integrated appliances include oven with four ring halogen hob over and extractor hood above. Spaces for dishwasher, fridge/freezer and washing machine. Serving hatch through to dining area. Wall mounted boiler with LPG gas tank located in garden. Attic hatch. Wooden flooring. Glazed door through to porch with further uPVC door to rear.

Bathroom

Double glazed frosted window to rear. Three piece suite comprising low level W.C, pedestal wash hand basin and panel bath with shower over and glass screen. Airing cupboard housing shelving. Radiator. Wood effect flooring.

Hallway 9'0 x 7'0 (2.74m x 2.13m)

Radiator. Stairs to first floor.

Attic Room 14'0 x 9'0 (4.27m x 2.74m)

Velux window to front. Vaulted ceiling. Three eaves storage cupboards.

Additional Stairs To First Floor

Bedroom Five 15'0 x 10'0 (4.57m x 3.05m)

Velux window to front. Vaulted ceiling. Two eaves storage cupboards.

External

Front

Gated access to property. Large driveway providing off road parking. Single detached garage.

Rear

Low maintenance wraparound garden laid with decorative stop chippings leading to a decked terrace to the rear, offering a good deal of privacy.

DIRECTIONS

From our Mumbles showroom proceed down Newton Road to the mini roundabout turn left onto Mumbles Road, proceed to mini roundabout at West Cross turn left into Fairwood Road at the end turn left onto Mayals Road and proceed across Clyne Common. At Pennard Church turn right into Vennaway Lane and left through Parkmill onto Penmaen and Oxwich. Continue along the South Gower Road and follow the signs for Rhossilli. Take the turning right into Rhossilli passing Gower Holiday Village on your left and The Monksland pub, after this turn right passing the pharmacy on your left continue along this road and the property is located on the left corner.

TENURE: Freehold

COUNCIL TAX: E

EPC RATING: G

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

