



Meadowside, Rhossili, Swansea, SA3 1PL  
**Offers In The Region Of £435,000**



Meadowside is a spacious three bedroom detached home, boasting panoramic views of the sea mixed with rolling hills. Set in the heart of the beautiful Gower. The accommodation briefly comprises; entrance porch into hallway, leading through to open plan lounge and dining area, kitchen/breakfast room, utility area and cloakroom. To the first floor are three generous sized bedrooms and a family bathroom. Externally there is driveway parking to the front along with lawn garden. To the rear is a further lawn garden and patio seating areas which look out onto the countryside. The property is in need of modernising throughout. Viewing highly recommended to appreciate the truly lovely surroundings and potential on offer.

## Offers In The Region Of £435,000



### Entrance

Enter via front door into:

### Porch

Frosted glazed window to side. Further door into:

### Hallway

Stairs to first floor. Radiator. Under stairs storage. Doors to:

### Lounge/Dining Room 26'0 x 11'0 (7.92m x 3.35m)

#### Lounge

Double glazed window to front providing plenty of natural light and enjoying wonderful sea views. Feature fireplace with wooden surround and tiled hearth offering an attractive focal point. Radiator. Arch through to:

### Dining Room

Double glazed window to front, again benefitting from wonderful sea views. Space to accommodate large dining table. Feature fireplace with wooden surround and tiled hearth. Radiator.

### Kitchen/Breakfast Room 21'0 x 12'0 (6.40m x 3.66m)

Three double glazed windows to rear and one to side, providing an abundance of natural light. Fitted with a range of wall, base and drawer units with complementary work surfaces over incorporating stainless steel sink and drainer unit. Tiled splash back. Spaces for cooker, dishwasher, washing machine and fridge/freezer. Radiator. Space to accommodate large breakfast table. A lovely wood burning stove set in the corner of the room is a charming feature.

### Utility Room

Double glazed frosted windows to side and rear. Wall mounted 'Worcester' boiler. Work surfaces with storage space below. Space for freezer. Door to:

### Cloakroom

Double glazed frosted window to rear. Low level W.C. Tiled walls.

### First Floor

#### Landing

Double glazed frosted window on turn of stairs. Access to attic via hatch. Radiator. Doors to:

### Bedroom One 17'0 x 11'0 (5.18m x 3.35m)

One large and one smaller double glazed windows to front enjoying panoramic sea views. Wash hand basin set over vanity unit. Two radiators.

### Bathroom 10'0 x 7'0 (3.05m x 2.13m)

Double glazed frosted window to rear. Four piece suite comprising low level W.C, pedestal wash hand basin, panel bath and separate walk in shower cubicle. Radiator.

### Bedroom Two 11'0 x 10'0 (3.35m x 3.05m)

Double glazed window to front enjoying wonderful sea views across 'Worms Head'. Pedestal wash hand basin with tiled splash back. Radiator.

### Bedroom Three 10'0 x 10'0 (3.05m x 3.05m)

Double glazed window to side. Pedestal wash hand basin set over vanity unit. Radiator.

### External

#### Front

Large driveway providing ample off road parking. Remainder of the garden is laid to lawn and enjoys breathtaking panoramic sea views.

#### Rear

A paved patio terrace lies adjacent to the property offering a lovely spot to sit and relax, enjoying the beautiful woodland views. The remainder of the garden is laid to lawn housing a variety of mature plants and trees. A paved pathway runs the length of the garden.

### DIRECTIONS

From our Mumbles showroom proceed down Newton Road turning left onto Mumbles Road. Continue along towards Blackpill, at the traffic lights turn left onto Mayals Road. Continue to the top and over the common, through Kittle turning right into Vennaway Lane, then left towards Parkmill passing the Gower Inn Public House. Continue passing through Penmaen, Oxwich and Reynoldston, through Scurlage turning right past the Gower holiday village, continue on this road all the way along to Rhossilli, passing the church on the left hand side continue along and the property is located on the right.

**TENURE:** Freehold

**COUNCIL TAX:** TBA

**EPC RATING:** F

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

