



**Pennard Hill Cottage, Parkmill, Gower, Swansea, SA3 2EH
Offers In The Region Of £375,000**

A rare opportunity to purchase a charming and characterful two bedroom detached cottage, which sits in an idyllic position providing an excellent degree of privacy. The property approximately dates back to the 1800's and still retains some original features. Situated within the tranquil location of Sandy Lane on the gateway to the Gower and within walking distance of the outstanding beauty of Three Cliffs Bay. The accommodation itself briefly comprises: sun room leading through to study, shower room, lounge housing wood burning stove, dining room, kitchen and utility area. To the first floor are two bedrooms and a family bathroom. Externally there is driveway parking to the front including laid to lawn gardens and grounds which wraparound the home surrounded with mature plants and shrubbery. Gated access to the side which leads to Pennard golf course. Viewing highly recommended to appreciate the views and standard of living on offer.

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Entrance

Enter via French doors into:

Sun Room 12'0 x 11'0 (3.66m x 3.35m)

Double glazed windows to front, side and rear provide plenty of natural light, creating a bright and airy feel. Radiator. Tiled flooring. Plain plastered ceiling. Through to:

Study 7'0 x 6'0 (2.13m x 1.83m)

Double glazed window to rear. Access to attic via hatch. Tiled flooring. Plain plastered ceiling.

Cloakroom

Double glazed window to front. Three piece suite comprising low level W.C., pedestal wash hand basin and walk in shower cubicle with glass enclosure.

Radiator. Fully tiled walls and flooring. Plain plastered ceiling.

Lounge 20'0 x 13'0 (6.10m x 3.96m)

Two double glazed windows to side along with glazed door leading into a porch. A feature fireplace housing wood burner set within a decorative stone surround with slate hearth offers an attractive focal point. An exposed beamed ceiling is a wonderful addition and really adds character to this charming room. Under stairs storage.

Dining Room 14'0 x 10'0 (4.27m x 3.05m)

Double glazed windows to side and rear. Feature fireplace (decoration only) set on stone hearth. Original storage cupboard. Space to accommodate large dining table.

Kitchen 12'0 x 10'0 (3.66m x 3.05m)

Double glazed windows to front and 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. Integrated appliances include dishwasher, eye level oven and grill as well as a four ring gas hob with stainless steel chimney style extractor hood above. Radiator. Tiled flooring. Original beamed ceiling. Two steps down into:

Utility Room 12'0 x 7'0 (3.66m x 2.13m)

Double glazed window to rear and door to side. Base unit with work surface over and space for washing machine and tumble dryer. Wall mounted 'Vaillant' boiler. Ample storage space.

First Floor

Bedroom One 13'0 x 12'0 (3.96m x 3.66m)

Two double glazed windows to front. Original sash window to rear. Storage cupboards. Radiator. Vaulted ceiling.

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

Double glazed window to side enjoying wonderful views. Built in wardrobes. Radiator.

Bathroom 8'0 x 8'0 (2.44m x 2.44m)

Double glazed frosted window to front. Three piece suite comprising low level W.C., pedestal wash hand basin and panel bath with shower over. Storage cupboard. Radiator. Part tiled walls. Cork flooring.

External

A gated driveway provides ample off road parking. The remainder of the spacious, idyllic garden is laid to lawn and wraps around the property housing a variety of mature plants, shrubs and trees with woodland views beyond. Gated access to the side leads to Pennard Golf Course.

DIRECTIONS

From our Mumbles showroom proceed down Newton Road at the mini roundabout turn left onto Mumbles Road. Continue along to the traffic lights at Mayals. Turn left onto Mayals Road, continue up Mayals Road across Clyne Common through Bishopston and then continue through Kittle heading for Pennard/Southgate. At Pennard Junior School on your left hand side turn right onto Linkside then take your first left down the track to Sandy Lane - proceed along the lane and follow the bird signs passing the bird hospital continue to end and the property can be found towards the right hand side.

TENURE: Freehold

COUNCIL TAX: F

EPC RATING: F

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

