



Teg Fynydd, Reynoldston, Swansea, SA3 1AQ
Offers In The Region Of £420,000

An opportunity to purchase a detached bungalow nestled on the doorstep of Cefn Bryn located in Reynoldston within the heart of South Gower. The property enjoys countryside views and generous sized gardens. The home itself benefits from well proportioned rooms which are situated to enjoy the scenery. The property briefly comprises hallway, modern fitted kitchen, utility room, spacious open plan lounge/dining area/sitting room, bathroom, study, four bedrooms and an additional family shower room. Externally, driveway providing ample parking and two garages. Bishopston school catchment. Additional benefits include; double glazing throughout and oil central heating. Viewing recommended to appreciate the location of this family home.

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Entrance

Via privacy wooden door into:

L Shaped Hallway

Fitted with good size storage cupboards. Doors into kitchen, shower room and bedrooms two and four. Door into:

Open Plan Lounge/Dining/Sitting Area 27'7 x 21'8 (8.41m x 6.60m)

Three radiators. Windows to front and rear. Patio door to front giving access to the garden. Door to bedroom one. Door into:

Bedroom Three 12'6 x 10'7 (3.81m x 3.23m)

Radiator. Window to rear. Storage cupboard. Door into:

Bathroom

Privacy window to rear. Three piece suite comprising low level W.C, pedestal wash hand basin with mixer tap and bath with wall mounted electric shower over. Tiled flooring. Coving. Spotlights. Radiator. Door into:

Study Area 10'10 x 9'11 (3.30m x 3.02m)

Window to rear. Radiator. Door into:

Bedroom One 15'0 x 12'9 (4.57m x 3.89m)

Windows to front and side. Storage cupboards. Coving. Door into open plan lounge/dining/sitting area.

Kitchen 15'9 x 10'9 (4.80m x 3.28m)

Tile effect flooring. Textured ceiling with coving and spotlights. Fitted with a range of wall and base units with work surface over incorporating sink and

drainer. Space for dishwasher. Built in oven with four ring electric hob and extractor fan over. Window to rear. Privacy glass door into:

Utility Room 12'6 x 6'6 (3.81m x 1.98m)

Wood effect vinyl flooring. Two windows to side. Window to rear. Privacy glass door to rear. Fitted base units with work surface over incorporating stainless steel sink with mixer tap over. Space for American style fridge freezer, washing machine and tumble dryer. Splash back tiles. Radiator.

Shower Room

Tiled flooring. Fitted with a two piece suite comprising pedestal wash hand basin with mixer tap and shower cubicle. Fully tiled walls. Coving. Radiator. Privacy window to front.

Bedroom Two 12'8 x 12'2 (3.86m x 3.71m)

Window to front. Radiator. Storage cupboards.

Bedroom Four 11'5 x 10'9 (3.48m x 3.28m)

Radiator. Window to rear.

External

Front

Pebbled driveway. Two garages. Garden laid to lawn with seating area.

Rear Aspect

The property looks out over woodland and farm land

Solar Panels

The vendor advises that the 4kw solar panels at the property provide free electricity and also generate an annual income of over £2,000, which is index linked for the next 20 years. Recent income statements are available to view at our Mumbles branch.

DIRECTIONS

From our Mumbles office proceed down Newton Road and turn left at the mini roundabout onto Mumbles Road and continue to West Cross. At the mini roundabout turn left into Fairwood Road and continue to the top of the road and turn left onto Mayals Road and proceed over Clyne Common through Kittle then take the next right onto Vennaway Lane and following the signs for Parkmill, continue through Oxwich and at Reynoldston police station turn right following this road continue over the cattle grid then turn right and the property is off the lane on the left hand side.

TENURE: Freehold

COUNCIL TAX: G

EPC RATING: C

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

