



Holm Oak Cottage, Reynoldston, Swansea, SA3 1AA

Holm Oak Cottage is a three bedroom dormer style detached bungalow, nestled on the doorstep of Cefn Bryn, located in Reynoldston within the heart of South Gower. The property enjoys idyllic countryside views from all aspects. The accommodation itself briefly comprises: Porch into entrance hallway, kitchen, generous size lounge, bedroom and shower room. To the first floor are two double bedrooms. Externally the property benefits from off road parking for one car with a pathway leading to a sitting area to the side with views over the village green. Viewing is recommended to appreciate the property. No onward chain.

Asking Price £345,000

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ENTRANCE

Front door into:

PORCH

Double glazed windows to front and side. Door leading into:

HALLWAY

Night storage heater. Into:

KITCHEN 7'9 x 9'9 (2.36m x 2.97m)

Double glazed window to front. Fitted with a range of wall and base units with work surface over, single sink with double drainer. Electric four ring ceramic hob with extractor hood over. Eye level electric oven. Space for washing machine. Space for Fridge freezer.

BATHROOM

Frosted glass window to rear. Three piece suite comprising: shower cubicle with mains shower, WC and wash hand basin. Fully tiled walls.

LOUNGE/DINING ROOM 13'11 x 18'11 (4.24m x 5.77m)

Coved ceiling. Double glazed windows to front. Night storage heaters. Double doors leading out to garden area. Spiral staircase to first floor.

BEDROOM THREE 10'2 x 9'10 (3.10m x 3.00m)

Double glazed bay window to front. Built in wardrobes. Night storage heater.

FIRST FLOOR

LANDING

Velux window. Rooms off:

BEDROOM ONE 10'5 x 12' (3.18m x 3.66m)

Double glazed window to front. Night storage heater.

BEDROOM TWO 9'11 x 13'2 (3.02m x 4.01m)

Double glazed window to front . Night storage heater. Eaves storage.

EXTERNAL

Beyond detailed stone walling you will find off road parking for one car and to the opposite side of the house is a paved patio with various flowers and shrubs overlooking the village green.

TENURE: Freehold

COUNCIL TAX: E

EPC RATING: E

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



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Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.