

Laurel Hill  
Nicholaston, Gower,  
Swansea, SA3 2HL

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# Laurel Hill Nicholaston, Gower, Swansea, SA3

## 2HL

£1,150,000

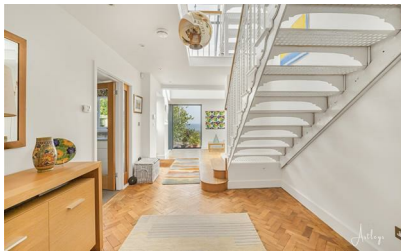


Set in the prestigious and picturesque village of Nicholaston in the heart of the Gower Peninsula, this stunning four-bedroom family home offers an exceptional lifestyle opportunity with panoramic countryside vistas and breathtaking sea views stretching across Oxwich Bay to the Devon coastline. Positioned on an impressive 0.50-acre plot, the property boasts a substantial floor area of 3,849 square feet and has been thoughtfully designed to take full advantage of its incredible surroundings.

The spacious and beautifully proportioned accommodation begins with a welcoming large hallway leading into a lounge that enjoys captivating sea views to the front. A separate study provides the perfect space for working from home, while the generously sized kitchen, also offering uninterrupted sea views, opens to a convenient utility room. Further ground floor living space includes a bright and airy family room, a formal dining room ideal for entertaining, and a stylish cloakroom.

On the first floor, the home continues to impress. Bedroom one offers stunning sea views, access to its own private balcony, and a modern en-suite bathroom. Bedroom two similarly enjoys sea views, balcony access, and its own en-suite. Bedroom three also benefits from remarkable sea views, while bedroom four features both sea views and a private balcony. A contemporary family bathroom completes this level. The second floor reveals a versatile hobby room, ideal as a creative retreat or additional recreational space.

Externally, the property is approached via a private driveway offering parking for several vehicles and access to the integral garage. The front garden, meticulously landscaped with a variety of flowers, trees, and shrubs, features a raised patio seating area perfect for al fresco dining while soaking in the spectacular views over Three Cliffs Bay. Steps lead down to a lawned garden that continues the sense of serenity and connection to nature.



**Entrance**

Via a composite door into the hallway.

**Hallway**

With a set of double glazed windows to the front offering breathtaking sea views. Spotlights. Set of doors to the lounge. Set of doors to the dining room. Door to the kitchen. Door to the inner hall. Parquet flooring.

**Hallway**

**Lounge**

21'2" x 19'9"

With a set of double glazed sliding doors to the front boasting breathtaking sea views. Set of double glazed windows to the side. Tiled floor. Spotlights. Feature fireplace housing a stovax wood burner. Door to the study.

**Lounge**

**Lounge**

**Study**

6'1" x 10'5"

You have a set of double glazed PVC doors to the side. Tiled floor.

**Kitchen**

18'10" x 10'2"

You have a set of double glazed windows to the front again offering breathtaking sea views. Opening to the family room. Door to the utility room. Radiator. Spotlights. The kitchen itself is well appointed and fitted with a range of base and wall units. Running marble work surface incorporating a stainless steel sink and drainer unit. Central breakfast island. Space for American style fridge freezer. Space for cooker. Extractor fan. Integral dishwasher.

**Kitchen**

**Family Room**

16'11" x 13'0"

With a set of double glazed windows to the rear. Set of double glazed windows to the front. Door to the integral garage. Feature multi fuel fireset on tiled hearth. Spotlights.

**Family Room**

**Family Room**

**Integral Garage**

29'7" x 13'9"

With an 'up and over' door. A door into the living room. Double glazed window to the side. Set of double glazed windows to the rear. Double glazed PVC door to the rear. Power and light. Three radiators.

**Utility Room**

10'2" x 8'1"

With a double glazed PVC door to the rear and a double glazed window to the rear. Running work surface incorporating a stainless steel sink and drainer unit. Plumbing for washing machine. Space for tumble dryer. Integral wine cooler.

**Dining Room**

12'6" x 11'6"

You have a set of double glazed windows to the rear. Set of double glazed PVC doors to the rear. Parquet flooring. Radiator.

**Inner Hall**

You have a door to the storage cupboard. Door to the cloakroom. Radiator. Wash hand basin. Double glazed window to the rear. Spotlights. Tiled floor.

**Cloakroom**

6'0" x 3'10"

You have a frosted double glazed window to the rear. Low level WC. Wash hand basin. Radiator. Tiled floor. Spotlights.

**First Floor**



### Landing

You have breathtaking sea views of Oxwich Bay and the Devon coastline. Stairs leading up to the second floor. Double glazed window to the rear. Door to storage cupboard. Doors to bedrooms. Door to bathroom. Two radiators.

### Landing

#### Aspect

#### Bathroom

8'8" x 9'8"

You have a set of frosted double glazed windows to the rear. Bathroom suite comprising; corner bathtub. Corner shower cubicle. WC. Wash hand basin. Radiator. Tiled floor. Tiled walls. Spotlights. Extractor fan.

#### Bathroom

#### Bedroom One

13'11" x 13'2"

You have sliding doors to built-in wardrobes. Door to en suite. Set of double glazed windows to the front boasting breathtaking sea views of Oxwich Bay. Velux roof window to the rear. Double glazed sliding door to the balcony area, which again offers breathtaking sea views and a pleasant countryside views. Two radiators. Spotlights.

#### Bedroom One

#### Balcony

With a frameless glass balustrade.

#### En-Suite

4'4" x 9'1"

With a frosted double glazed window to the rear. Well appointed suite comprising; a large bathtub with oversized shower head above. WC. Wash hand basin. Chrome heated towel rail. Tiled floor. Tiled walls. Spotlights. Extractor fan.

#### Bedroom Two

13'8" x 15'0"

With a set of double glazed windows to the side. Radiator. Double glazed sliding patio door leading out to the front balcony. The front balcony offers spectacular sea views of Oxwich Bay and beyond. Spotlights. Doors to built-in wardrobe. Opening to en suite.

#### Bedroom Two

#### En-Suite

3'2" x 12'3"

With a double glazed window to the rear offering a pleasant countryside outlook. Well appointed suite comprising a large corner shower cubicle with oversized shower head above. WC. Wash hand basin. Radiator. Tiled floor. Spotlights.

#### En-Suite

#### Bedroom Three

9'6" x 12'6"

Set of double glazed windows to the front & side boasting breathtaking sea views of Oxwich Bay. Doors to built-in wardrobes. Radiator.

#### Bedroom Three

#### Bedroom Four

12'0" x 8'0"

Double glazed patio door leading out to the front balcony. The front balcony offers spectacular sea views of Oxwich Bay and beyond. Radiator.

#### Bedroom Four

#### Second Floor

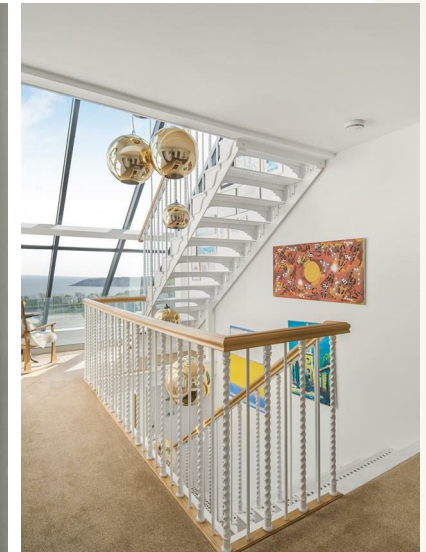
#### Landing

Opening to storage area (housing the boiler and hot water cylinder). Opening to the hobby room. Radiator.


#### Hobby Room

19'1" x 8'10"

Velux roof window to the rear offering a pleasant countryside outlook. Doors to eaves storage. Radiator.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<div style="text-align: center;"> <span style="font-size: 2em; font-weight: bold;">90</span> </div>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total area: approx. 357.6 sq. metres (3849.2 sq. feet)

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