Gower Studio Cilibion, Gower, Swansea, Llanrhidian, SA3 1EB

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# Gower Studio Cilibion, Gower, Swansea, Llanrhidian, SA3 1EB

£495,000



This charming six-bedroom semi-detached family home, dating back to the 19th century and once run as a bed and breakfast, offers generous accommodation and a superb setting within the sought-after Gower hamlet of Cilibion, Positioned next to common land and conveniently placed for Reynoldston and Llanrhidian, the property sits on a substantial plot of approximately 0.26 acres with a floor area extending to 2,595 sq ft.

The ground floor presents a welcoming hallway, cloakroom, lounge, sitting room, conservatory and a well-proportioned kitchen. On the first floor there are five bedrooms alongside the family bathroom, while the second floor is dedicated to a sixth bedroom complete with en-suite facilities.

Externally, the property provides a private driveway with parking for up to four vehicles and is enhanced by a front garden with a mix of colourful flowers and shrubs. A detached studio and shed can also be accessed from the front. To the rear, a mature garden offers a tranquil setting with an array of flowers, trees and shrubs, several fruit trees, two garden sheds and a lawned area. The garden enjoys direct access onto the adjoining common, creating a wonderful backdrop for family living and outdoor enjoyment.













#### Entrance

Via a hardwood door into the hallway.

#### Hallway

With stairs to the first floor. Double-glazed window to the front. Door to the cloakroom. Door to the kitchen. Door to the lounge. Door to the sitting room.

#### Cloakroon

7'7" x 2'8"

You have a frosted double-glazed window to the front. WC. Wash hand basin.

## Lounge

20'8" x 16'5"

You have a double-glazed window to the front. Two radiators. Double-glazed window to the rear. Set of double-glazed French doors to the conservatory. Feature wood burner set on stone hearth set in the fittenbare.

## Lounge

## Conservatory

1" x 16'6"

You have a double-glazed PVC door to the rear with a set of double-glazed windows to the rear.

## **Sitting Room**

22'8" x 15'0"

You have a double-glazed sliding door to the rear garden and a double-glazed window to the side. Three radiators.

#### **Sitting Room**

## Sitting Room

# Kitchen

12'0" x 14'1"

With a set of double glazed windows to the front. Double glazed PVC door to the porch. Radiator. The kitchen is fitted with a range of base and wall units. Running work surface incorporating a five ring gas hob with extractor hood over. One and a half bowl stainless steel sink and drainer unit, Stanley aga oil cooker.

## Kitchen

#### Porch

You have a set of double-glazed windows to the side and a double-glazed PVC door to the side.

#### First Floor

## Landing

You have a door to bathroom. Doors to bedrooms one to five. Stairs leading up to bedroom six.

## **Bathroom**

8'6" x 9'1"

You have a double-glazed window to the front. Radiator. Suite comprising; large walk-in shower cubicle. Bathtub. WC. Wash hand basin.

## **Bedroom One**

14'9" x 10'5"

You have a double-glazed window to the rear. Radiator.

#### Bedroom One

## **Bedroom Two**

15'4" x 11'9"

You have a double-glazed window to the rear. Double-glazed window to the side. Radiator. Doors to built-in wardrobe.

#### **Bedroom Two**

# **Bedroom Three**

10'0" x 16'9"

You have a double-glazed window to the front. Radiator. Doors to built-in wardrobe.

# **Bedroom Three**









#### **Bedroom Four**

10'5" x 10'1"

You have a double-glazed window to the rear. Radiator.

#### **Bedroom Five**

7'8" x 14'3"

You have a double-glazed window to the side. Radiator.

## **Bedroom Five**

## Second Floor

#### Landing

Opening to bedroom six.

#### **Bedroom Six**

13'2" x 15'10"

With a door to the inner hall and a double-glazed window to the rear. Radiator.

#### **Bedroom Six**

#### Inner Hall

You have doors to built-in wardrobes and a door to en-suite.

### **En-Suite**

9'8" x 9'7"

Comprising a Velux roof window to the rear. Suite comprising; bathtub. Wash hand basin. Radiator. WC.

## External

## **Aerial Aspect**

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#### Front

You have private driveway parking for four vehicles. To the front you also have a variety of flowers and shrubs. Externally to the front you have the detached studio. Access to the shed.

#### **Detached Studio**

20'10" x 18'8"

Formerly the garage. Currently being used as a studio. With a set of double-glazed windows to the front and rear. Glazed door to the rear garden. Opening to the workshop area and then opening to the utility area.

## **Detached Studio**

## **Detached Studio**

## **Utility Area**

7'9" x 8'0"

With running work surface incorporating a stainless steel sink and drainer unit. Plumbing for washing machine.

## Rear

You have a mature garden which is home to a variety of flowers, trees and shrubs. Several fruit trees. Lawned garden. Two garden sheds. Rear garden backs onto the adjoining common.

Rear

Rear

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Rear

Rear Rear

Rear

Rear









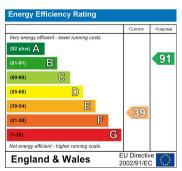


















Total area: approx. 241.1 sq. metres (2595.1 sq. feet)