

Chartley,
Reynoldston, Gower,
Swansea, SA3 1AQ



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£575,000



Set within the gentle rhythm of the Gower countryside, this detached bungalow enjoys a peaceful yet connected position in the well regarded village of Reynoldston. Known for its strong sense of community, local shop and welcoming public houses, the village is surrounded by open farmland and lies within easy reach of the renowned beaches of Rhossili and Oxwich. Scenic walks, good local schooling and a relaxed coastal lifestyle all sit close at hand.

The property is arranged to take full advantage of its setting, with far reaching countryside views to both the front and rear. A central hallway leads to a well proportioned lounge, with a conservatory off that draws in natural light and outlook. The kitchen is conveniently positioned, while three bedrooms provide comfortable and adaptable accommodation. A bathroom and separate shower room complete the layout, offering practical day to day living.

Set within a plot of approximately 0.24 acres, the gardens are established and thoughtfully arranged. A private driveway to the front provides parking and leads to the garage, bordered by a raised gravelled bed with a variety of planting. Lawned gardens extend to the side and rear, interspersed with mature shrubs and trees. To the rear, a patio seating area offers space for outdoor dining, enjoying an open countryside backdrop. A detached summer house and greenhouse further enhance the outdoor space.

Offered with no onward chain, this is a well balanced home in a sought after village setting, defined by its outlook and connection to the surrounding landscape.



Entrance

Via a double glazed PVC door into the porch.

Porch

With a set of double glazed windows. Tiled floor and a frosted glazed hardwood door into the hallway.

Hallway

With a door to the shower room. Door to lounge. Door to kitchen. Door to bathroom. Doors to bedrooms. Radiator.

Lounge

21'4" x 12'1"

Set of double glazed windows to the rear. Set of double glazed windows to the front. Set of double glazed windows to the side. Two radiators. Feature fireplace housing an electric fire.

Kitchen

12'0" x 10'4"

With an opening to the conservatory. Well appointed kitchen fitted with a range of base and wall units. Running work surface incorporating a one and a half bowl stainless steel sink and drainer unit. Space for cooker. Space for dishwasher. Space for fridge/freezer.

Conservatory

8'0" x 11'10"

Set of double glazed windows to the rear boasting breathtaking countryside views. Set of French doors to the rear. Radiator.

Bathroom

11'5" x 6'6"

With a frosted double glazed window to the rear. Suite comprising; corner bathtub. WC. Wash hand basin. Radiator. Door to airing cupboard. Tiled floor. Tiled walls. Spotlights. Loft access.

Shower Room

6'3" x 3'3"

Frosted double glazed window to the side. Large walk in shower. Tiled walls. Spotlights. Extractor fan. Chrome heated towel rail.



Bedroom One

12'4" x 11'9"

Set of double glazed windows to the front offering a pleasant countryside outlook. Radiator.

Bedroom Two

13'3" x 9'6"

With a double glazed window to the front. Frosted double glazed window to the side. Radiator. Door to built in wardrobe.

Bedroom Three

11'7" x 10'9"

Set of double glazed windows to the rear offering countryside views. Radiator. Door to built in wardrobes.

External

Front

Private driveway parking for two to three vehicles leading to the garage. Raised graveled flowerbed area home to a variety of flowers, trees and shrubs

Garage

18'0" x 9'4"

'up & over' door to the front. Double glazed window to the rear. Wash hand basin. Power & light.

Side

With a lawned garden home to a variety of flowers, trees and shrubs which in turn leads to the rear garden.

Rear

Patio seating area with room for tables and chairs leading on to a lawned garden offering a fantastic countryside outlook. Detached summer house. Detached greenhouse. Access to the garage.

Services

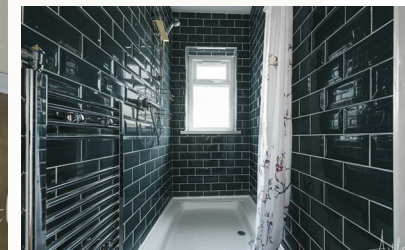
Mains electric. Mains sewerage. Mains water. LPG gas. Broadband type - superfast fibre. Mobile phone coverage available with O2 & Vodafone.

Council Tax Band

Council Tax Band - F

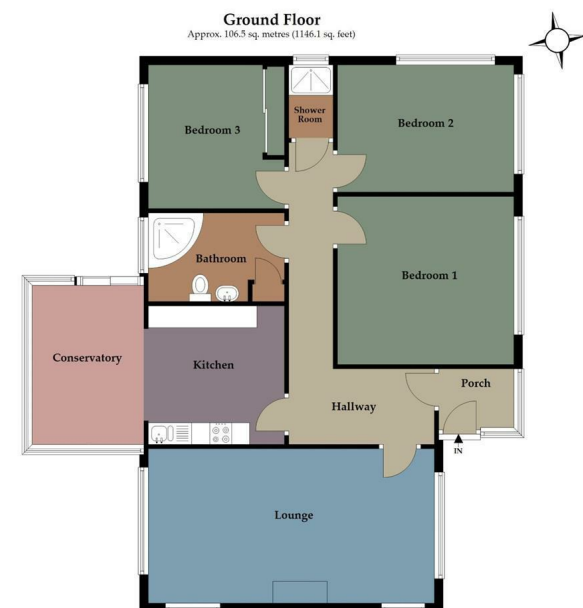
Tenure

Freehold.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 106.5 sq. metres (1146.1 sq. feet)

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Plan produced using PlanIt.