

Riverside Llanrhidian, Gower, Swansea, SA3 1ER

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Offers Over
£900,000



This well-presented six-bedroom family home offers generous accommodation arranged over three floors in the highly sought-after Gower village of Llanrhidian. Set on an impressive plot of approximately 0.17 acres and boasting a floor area of around 3,074 square feet, the property enjoys a pleasant countryside outlook to the front and rear.

The lower ground floor features a spacious games room and a practical utility room. On the ground floor, there is a family bathroom along with bedrooms two, three, and four, each offering ample space and natural light. The first floor showcases a stunning open-plan kitchen and breakfast room, designed for modern family living, flowing beautifully into a bright and comfortable lounge. This level also includes a cloakroom, bedroom one with its own en-suite, and two additional bedrooms, five and six, ideal for guests or home office use.

Externally, the property provides private driveway parking for two to three vehicles to the front, with steps leading to the rear garden. The rear garden offers a tranquil and private outdoor space, complemented by countryside views. There is a decked seating area with ample room for outdoor dining, leading up to a raised patio area, perfect for entertaining or relaxing. Additional features include a freestanding hot tub, a well-maintained lawn planted with a variety of flowers, trees, and shrubs, a large apple tree, and two useful garden sheds.

A beautifully presented home offering spacious, versatile living in a desirable Gower location, ideal for families seeking both comfort and countryside charm.



Entrance

Via a double glazed door with double glazed side panel into the hallway.

Hallway

With stairs leading down to the lower ground floor. Stairs leading up to the open plan kitchen breakfast room. Doors to built-in storage cupboards. Doors to bedrooms. Door to family bathroom.

Hallway

Lower Ground Floor

With a set of doors to the games room. Door to utility room. Door to airing cupboard. Door to under stairs storage.

Games Room

26'8" x 19'11"

You have an impressive games room with a set of double glazed windows to the front. Set of double glazed windows to the rear. Spotlights. Underfloor heating.

Games Room

Utility Room

11'5" x 8'8"

You have a double glazed window to the rear. Tiled floor. Under floor heating. Running work surface incorporating a stainless steel sink and drainer unit. Plumbing for washing machine. Space for tumble dryer. Space for American style fridge freezer.

Ground Floor

Bathroom

10'9" x 6'7"

A well-appointed bathroom suite comprising: bath tub. Large walk-in shower. WC. Wash hand basin. Spotlights. Underfloor heating.

Bathroom

Bedroom Two

16'5" x 11'0"

With a set of double glazed windows to the front. Sliding doors to built-in wardrobes. Underfloor heating.

Bedroom Two

Bedroom Three

10'6" x 13'9"

Currently being used as a gym. You have a double glazed window to the side. Underfloor heating. Doors to built-in wardrobes.

Bedroom Four

16'6" x 9'6"

With a double glazed window to the side. Underfloor heating.

First Floor

Open Plan Kitchen/Breakfast Room

32'9" x 12'7"

A spectacular room with a set of bi fold doors leading out to the garden. Set of double glazed windows to the rear. Door to the lounge. Stairs to the landing. A beautifully appointed kitchen fitted with a range of base & wall units. Running marble work surface incorporating a one and a half bowl stainless steel sink and drainer unit with mixer tap over. Integral Neff microwave. Integral Neff double oven and grill. Integral Neff induction hob with extractor hood over. Space for American style fridge freezer. Central breakfast island. Tiled floor. Under floor heating. Spotlights.

Open Plan Kitchen/Breakfast Room

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Open Plan Kitchen/Breakfast Room

Lounge

16'8" x 13'5"

With a set of double glazed bifold doors to the side leading out to the rear garden. Set of double glazed windows to the front offering a pleasant countryside outlook. Spotlights. Underfloor heating.



Lounge

Landing

With doors to cloakroom, bedrooms one, five and six.

Cloakroom

With a low level w/c. Wash hand basin. Underfloor heating.

Bedroom One

16'4" x 19'8"

With a double glazed window to the front. Set of double glazed PVC doors to the front Juliet balcony again offering a pleasant countryside outlook. Spotlights. Doors to built-in wardrobes. Door to en suite. Underfloor heating.

Bedroom One

En-Suite

5'11" x 9'7"

A beautifully appointed en suite with a frosted double glazed window to the side. Large walk-in shower with oversized shower head above. WC. Wash hand basin. Spotlights. Tiled floor. Tiled walls. Underfloor heating.

En-Suite

Bedroom Five

9'11" x 7'4"

Currently being used as a study. Velux roof window to the rear. Set of double glazed windows to the rear. Underfloor heating.

Bedroom Six

16'5" x 9'7"

With a double glazed windows to the side. Velux roof window to the rear. Underfloor heating.

Bedroom Six

External

Front

You have private driveway parking for two to three vehicles. Steps leading up to the rear garden. Pleasant countryside outlook.

Front

Aerial Aspect

Aerial Aspect

Aerial Aspect

Rear

Private garden offering a pleasant countryside outlook. You have a decked seating area with ample room for tables and chairs which in turn has steps leading up to a raised patio seating area again with ample room for tables and chairs. Free standing hot tub. Lawned garden home to a variety of flowers, trees and shrubs. Large apple tree. Two garden sheds.

Rear

Rear

Rear

Rear

Parking

View Shot

Aerial Aspect

Rear Parking Area





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		

