

Danes Dyke  
Llanmadoc, Gower,  
Swansea, SA3 1DB

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# Danes Dyke Llanmadoc, Gower, Swansea, SA3 1DB

£1,100,000



Set in the heart of the ever-popular Gower village of Llanmadoc, this exceptional detached family residence offers a rare opportunity to own a substantial home in one of South Wales' most scenic coastal locations. Commanding breathtaking, uninterrupted views over the estuary to the front, the property is set within generous and beautifully maintained grounds of approximately 2.79 acres, creating a true sense of peace, space, and privacy.

This expansive home boasts a total floor area of 5,198 square feet and comprises seven bedrooms, five bathrooms, and four versatile reception rooms, making it ideal for multi-generational living, entertaining, or working from home. The main residence features five spacious bedrooms and elegantly appointed living areas that combine comfort with timeless charm.

Adjoined to the main house, yet with its own private entrance, is a self-contained two-bedroom annex currently operating as a successful holiday let. This presents an exciting opportunity for income generation or extended family accommodation.

Externally, the property continues to impress with a double garage and extensive grounds, offering a blend of formal gardens, open space, and secluded corners to enjoy the stunning natural surroundings. The sought-after beaches of Whiteford Sands and Broughton Bay are just a short walk away, offering direct access to some of the Gower Peninsula's most beautiful and unspoiled coastline.

This is a truly unique home that combines generous living space, awe-inspiring views, and a prime coastal location in a way that few properties can match.



#### Entrance

Via a double glazed PVC door with double glazed side panels into the hallway.

#### Hallway

With stairs to the first floor. Door to the sitting room. Door to the cloakroom. Door to the lounge. Door to the inner hall. Two radiators.

#### Hallway

#### Cloakroom

9'9" x 4'1"

You have a set of frosted double glazed windows to the rear. Cloakroom comprising; WC. Wash hand basin. Heated towel rail.

#### Lounge

25'6" x 37'4"

With a set of double glazed windows to the front and to the side, which offer breathtaking estuary views and pleasant views of the grounds of the property. Four radiators. Feature fireplace.

#### Lounge

#### Sitting Room

13'9" x 12'6"

You have a set of double glazed windows to the front. Radiator. Opening to the kitchen. Feature fireplace housing a wood burner set on tiled hearth with stone surround.

#### Sitting Room

#### Kitchen

25'5" x 12'9"

You have a set of double glazed French doors to the front, set of double glazed windows to the front offering a pleasant estuary outlook. Set of double glazed windows to the rear. Radiator. Door to the utility room. Door to the rear hall. Door to the dining room. The kitchen itself is 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 range master cooker. Space for dishwasher.

#### Kitchen

#### Kitchen

#### Rear Hall

Frosted double glazed PVC door to the rear which leads out to the wine cellar and also has a frosted double glazed PVC door to the double garage. Radiator. Tiled floor.

#### Utility Room

12'6" x 13'4"

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

#### Dining Room

19'11" x 12'3"

You have a door to built in storage cupboard. Feature fireplace. Spotlights. Two radiators. opening to the inner hall.

#### Dining Room

#### Inner Hall

With access to the adjoined annex. Door to the hallway.

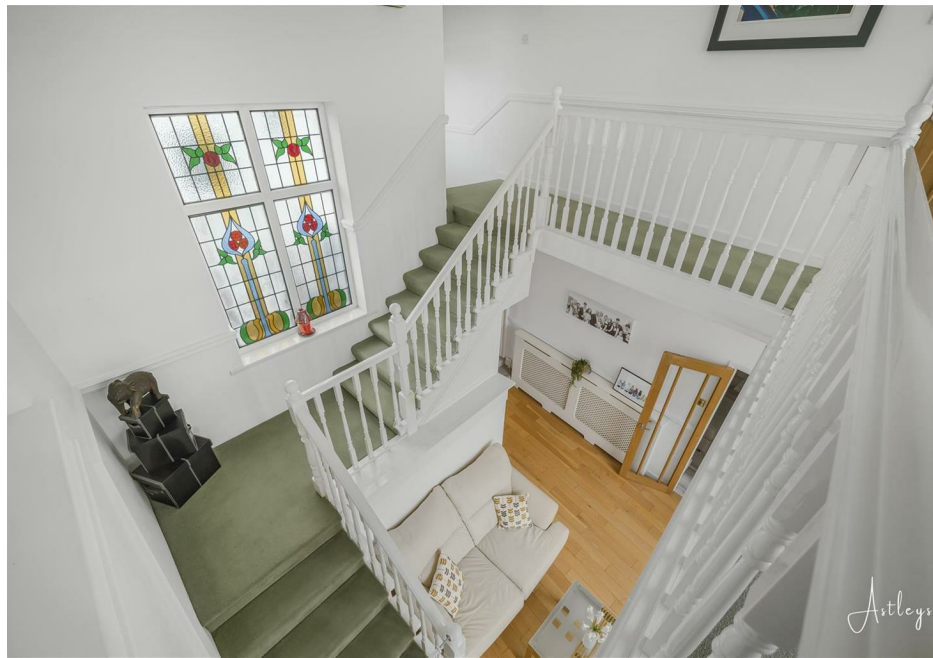
#### First Floor

#### Landing

You have a frosted stained glass double glazed window to the rear. Set of double glazed windows to the front offering a pleasant estuary outlook. Radiator. Set of double glazed windows to the rear. Doors to bedrooms. Door to bathroom.

#### Landing

#### Landing



**Bedroom One**

26'11" x 18'8"  
You have a set of double glazed windows to the front again offering a pleasant estuary outlook. Two radiators. Two double glazed windows to the rear. Doors to built in storage cupboards. Door to en suite. Door to walk in wardrobe.

**Bedroom One**

**Bedroom One**

**En-Suite**

11'8" x 5'7"  
You have a frosted double glazed window to the rear. Suite comprising; bathtub with shower over. WC. Wash hand basin. Radiator. Tiled floor.

**En-Suite**

**Walk in Wardrobe**

11'3" x 4'9"

**Bedroom Two**

13'6" x 14'2"  
You have a set of double glazed windows to the front offering a pleasant estuary outlook. Radiator. Door to en suite.

**Bedroom Two**

**En-Suite**

7'11" x 6'6"  
With a Velux roof window to the rear. Suite comprising; corner shower cubicle. WC. Wash hand basin. Chrome heated towel rail. Tiled floor. Tiled walls. Extractor fan.

**Bedroom Three**

13'8" x 14'0"  
You have a set of double glazed windows to the side. Radiator. Doors to built in wardrobes. Door to en suite. Spotlights.

**Bedroom Three**

**En-Suite**

6'7" x 6'6"  
You have a Velux roof window to the front. Suite comprising; corner shower cubicle. WC. Wash hand basin. Tiled floor. Tiled walls. Extractor fan.

**En-Suite**

**Bedroom Four**

11'9" x 14'3"  
You have a set of double glazed windows to the front. Radiator. Doors to built in wardrobes.

**Bedroom Four**

**Bedroom Five**

12'0" x 10'1"  
With a set of double glazed windows to the side. Two Velux roof windows to the side. Radiator.

**Bedroom Five**

**Bathroom**

9'2" x 10'4"  
With a frosted double glazed window to the rear. Well appointed bathroom suite comprising; bathtub with large oversized showerhead above. WC. Wash hand basin. Radiator. Tiled floor.

**Bathroom**

**Bathroom**

**Adjoined Annex**

With it's own private entrance and parking. Entrance is via a frosted double glazed PVC door into the hallway.

**Annex Hall**

With an opening to the kitchen. Door to the bathroom. Door to the lounge. Radiator.





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			
		54	75
England & Wales		EU Directive 2002/91/EC	



Total area approx. 853.0 sq. metres (5198.9 sq. feet)

All figures are approximate and intended to provide a general impression of the property. They do not constitute an offer of any kind and are subject to change without notice. The holder of these particulars should be independently verified by prospective purchasers and it should not be assumed that the necessary building regulations and planning permissions, any necessary services and appliances are in full compliance with the relevant statutory requirements.