

The Arches, Beynon  
Court, Port Eynon,  
Gower, Swansea, SA3  
1NL



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# The Arches, Beynon Court, Port Eynon, Gower, Swansea, SA3 1NL

Offers Over  
**£525,000**



Bedroom two enjoys gentle sea glimpses that set a calm and inviting tone for this coastal home. With a floor area of 1397 square feet, the property feels comfortable and well arranged, offering space for everyday living without feeling overwhelming.

The ground floor centres around an open plan kitchen and lounge that works well for family time or relaxed evenings. A utility room and cloakroom add useful practicality. Upstairs, the layout includes a bathroom and three bedrooms. The main bedroom has an en suite and bedroom two enjoys those views towards the water. The third bedroom offers flexibility for guests, work or hobbies.

The setting is one of the strongest features. The coast is close enough for regular beach walks and simple days by the sea. The village offers friendly places to eat, a local shop for daily needs and access to scenic walking routes that lead across headlands and along the shoreline. Schools and other amenities can be reached in nearby communities, while the wider Gower offers a choice of beaches and countryside within a short drive.

This is a property well suited to buyers looking for a quieter coastal setting, whether you are a family, a couple planning a lifestyle move or someone seeking a home that brings the coast into everyday life.



### Entrance

Via a frosted double glazed PVC door with frosted double glazed side panels into the open plan kitchen.

### Kitchen

19'8" x 20'0"

With an oak staircase leading to the first floor with understairs storage. Door to the lounge. Set of doors to the built-in storage cupboard. Door to the utility room. Door to the cloakroom. Set of doors to the rear garden. A beautifully appointed kitchen fitted with running granite work surface incorporating a one and a half bowl sink and drainer unit. Integral microwave. Integral fridge freezer. Integral oven and grill. Integral dishwasher. Integral four ring AEG induction hob with extractor hood over. Tiled floor. Spotlights. Underfloor heating.

### Lounge

19'10" x 17'9"

With a set of double glazed windows to the front. Set of double glazed windows to the rear. Set of double glazed doors to the rear. Tiled floor. Spotlights. Wall lights. Underfloor heating.

### Cloakroom

7'5" x 5'2"

Frosted double glazed window to the rear. Well appointed suite comprising; WC. Wash hand basin. Spotlights. Underfloor heating.

### Utility Room

11'8" x 5'8"

With a double glazed PVC door to the rear. Double glazed window to the rear. Tiled floor. Underfloor heating. Spotlights. Door to built-in storage cupboard. Running work surface incorporating a stainless steel sink and drainer unit. Integral washing machine. Integral tumble dryer. Space for fridge freezer.

### First Floor

#### Landing

Wall lights. Door to bathroom. Doors to bedrooms.

#### Bedroom One

10'11" x 19'8"

You have a Velux roof window to the front. Set of Velux roof windows to the rear. Underfloor heating. Door to en suite.

#### En-Suite

6'3" x 9'5"

You have a frosted double glazed window to the rear. Suite comprising; corner shower cubicle with oversized shower head above. WC. Wash hand basin. Tiled floor. Spotlights. Underfloor heating.

#### Bedroom Two

17'10" x 11'2"

You have a Velux roof window to the rear offering sea glimpses of Horton. Double glazed window to the side. Underfloor heating.





### Bedroom Three

13'11" x 9'11"

You have a Velux roof window to the front. Double glazed window to the side. Underfloor heating.

### Bathroom

7'6" x 7'4"

You have a frosted double glazed window to the rear. Beautifully appointed suite comprising; bathtub with shower over. WC wash hand basin. Heated towel rail. Tiled floor. Underfloor heating. Spotlights.

### External

#### Front

You have private gated entry via electric gates onto the shared driveway for this property and the neighbouring property. This property has two allocated parking spaces to the rear. Side access to the rear.

#### Rear

A private rear garden, low maintenance with a tiled patio area. Currently home to a freestanding hot tub. Raised decked seating area with room for tables and chairs. Graveled area home to a variety of plant pots. Detached garden shed.

### Agents Note

Ground source heat pump. Hard wired smoke alarms throughout. Oak doors throughout. Underfloor heating throughout. Outdoor lighting front & back.

### Services

Mains electric. Mains water. Mains Drainage. Broadband type- full fibre. Mobile phone coverage available with O2, Three, EE & Vodafone.

Very low risk

Flooding from rivers

Risk less than 0.1% chance each year.

More about very low risk from rivers

Very low risk

Flooding from the sea

Risk less than 0.1% chance each year.

More about very low risk from the sea

High risk

Flooding from surface water and small watercourses

Risk greater than 3.3% chance each year.

More about high risk from surface water and small watercourses

### Council Tax Band

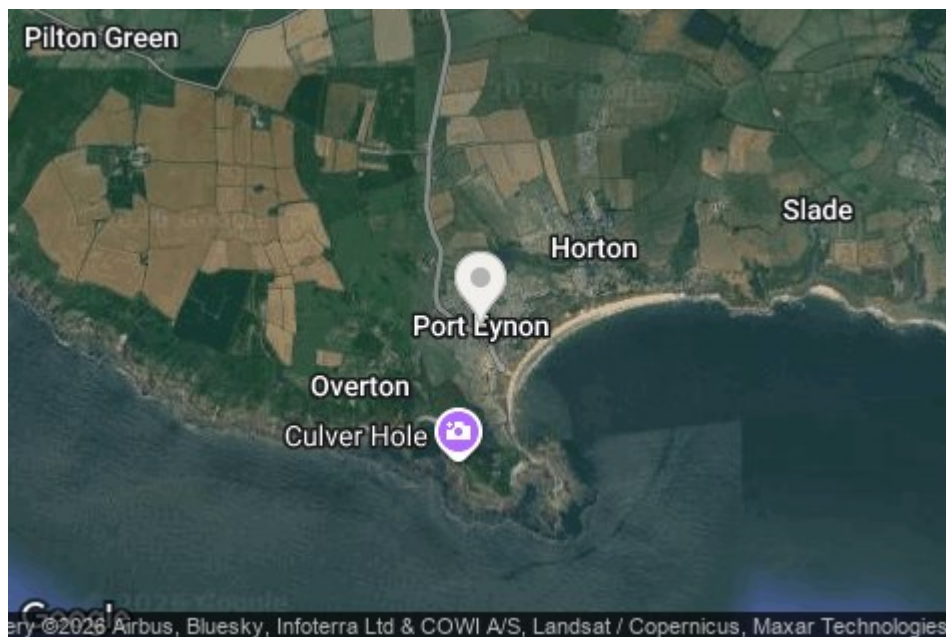
Council Tax Band - G

### Tenure

Freehold.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	76	
(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. 129.9 sq. metres (1397.9 sq. feet)

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