

8 Whiteford Mews,  
Llanrhidian, Swansea,  
SA3 1AW

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# 8 Whiteford Mews, Llanrhidian, Swansea, SA3 1AW

£650,000



Occupying a generous plot of approximately 0.10 acres, this detached home offers around 1815 square feet of well planned accommodation, with a layout that suits modern family life and entertaining in equal measure. The sense of space is evident both inside and out, creating a comfortable and balanced home.

The ground floor is arranged around a welcoming hallway, with a lounge providing a relaxed retreat and a separate sitting room offering flexibility for everyday living. The kitchen breakfast room forms the heart of the house, with space for informal dining and access to the garden, supported by a utility room and a cloakroom that keep practicalities neatly out of sight.

Upstairs, the principal and second bedrooms each benefit from en suite bathrooms, while two further bedrooms are served by a family bathroom, making the accommodation equally suitable for family living or guests.

Outside, a private driveway provides parking for several vehicles and leads to a detached garage, with the added benefit of an electric car charging point. A gated side access opens to the rear garden, where a raised decked seating area flows down to a lawned garden, enclosed and ideal for outdoor living.

Llanrhidian is a highly regarded Gower village, valued for its community atmosphere and access to the Loughor Estuary. Local amenities, a primary school and village pub are close by, with the wider Gower coastline and its beaches and walking routes easily reached. Road links offer convenient access towards Swansea and the M4.

This is a well proportioned home, ideally suited to families and lifestyle buyers seeking village living with a strong coastal influence.



#### Entrance

Via a frosted double glazed PVC door into the hallway.

#### Hallway

With stairs to the first floor. Door to understairs storage. Door to cloakroom. Door to lounge. Door to sitting room. Door to the open-plan kitchen breakfast room. Underfloor heating.

#### Cloakroom

5'11" x 4'0"

Frosted double glazed window to the rear. Suite comprising; WC. Wash hand basin. Extractor fan.

#### Lounge

21'6" x 11'6"

With a double glazed bay window to the front and a set of double glazed French doors to the rear. Electric fire.

#### Sitting Room

11'11" x 10'9"

With a set of double glazed windows to the front. Underfloor heating. Door to the open-plan kitchen breakfast room.

#### Kitchen/Breakfast Room

22'3" x 15'4"

With a set of double glazed windows to the side. Set of double glazed windows to the rear. Door to the utility room. Set of double glazed French doors leading out to the decked seating area. The kitchen is beautifully appointed with a central breakfast island. Running marble work surface incorporating a one and a half bowl sink and drainer unit. Four ring induction hob with extractor hood over. Integral dishwasher. Integral fridge. Integral freezer. Integral microwave. Two integral oven and grills. Tiled floor. Underfloor heating. Spotlights.

#### Utility Room

8'0" x 5'9"

You have a frosted double glazed PVC door to the rear. Tiled floor. Underfloor heating. Spotlights. Extractor fan. Running work surface incorporating a stainless steel sink and drainer unit. Plumbing for washing machine. Space for tumble dryer.

#### First Floor

#### Landing

Loft access. Radiator. Door to airing cupboard. Doors to bedrooms. Door to bathroom.

#### Bathroom

6'7" x 9'10"

You have a frosted double glazed window to the rear. Beautifully appointed suite comprising; bathtub. Corner shower cubicle. WC. Wash hand basin. Radiator. Spotlights. Extractor fan.



**Bedroom One**

15'2" x 16'9"

You have a double glazed window to the side and a set of double glazed windows to the rear. Radiator. Door to en suite.

**En-Suite**

4'11" x 7'2"

With a frosted double glazed window to the side. Suite comprising; walk-in shower cubicle. WC. Wash hand basin. Radiator. Extractor fan. Spotlights.

**Bedroom Two**

10'7" x 10'7"

Double glazed windows to the front. Radiator. Door to en suite.

**En-Suite**

9'11" x 4'6"

With a set frosted double glazed windows to the front. Suite comprising; corner shower cubicle. WC. Wash hand basin. Radiator. Tiled floor. Spotlights. Extractor fan.

**Bedroom Three**

12'2" x 11'0"

You have a set of double glazed windows to the front. Radiator. Doors to built-in wardrobes.

**Bedroom Four**

10'8" x 10'6"

You have a set of double glazed windows to the rear. Radiator.

**Services**

Mains electric. Mains water. Broadband type - standard broadband. Mobile phone coverage available with O2.

**Council Tax Band**

Council Tax Band - G

**Tenure**

Freehold.

**External****Front**

Private driveway parking for several vehicles leading to the detached garage. Electric car charging point. Gate leading to the rear garden.

**Detached Garage**

20'2" x 17'6"

'up and over' door. Power & light.

**Rear**

Raised decked seating area with ample room for tables and chairs which in turn leads down to a lawned garden. The rear garden is bordered by fencing.





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



Total area: approx. 168.7 sq. metres (1815.8 sq. feet)

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Plan produced using PlanUz.