

Primrose Hill Pilton,
Rhossili, Swansea,
SA3 1PQ

3

1

1



Primrose Hill Pilton, Rhossili, Swansea, SA3 1PQ

£509,000



Set within the outstanding natural beauty of the Gower Peninsula, this detached home enjoys a peaceful position in the sought after village of Rhossili, where rolling countryside meets one of the finest coastlines in Wales. The area is known for its scenic walking routes, village cafés and relaxed community atmosphere, with Swansea offering wider amenities and transport links within easy reach.

Enjoying breathtaking countryside views, the property offers spacious accommodation extending to approximately 1,675 square feet. The ground floor includes a welcoming porch and hallway leading to a selection of reception rooms comprising a lounge, dining room and separate sitting room, alongside a well appointed kitchen, utility and cloakroom.

Upstairs, there are three bedrooms together with a family bathroom and additional cloakroom, with several rooms taking full advantage of the surrounding outlook.

Externally, the property is approached via a private driveway providing parking for several vehicles. Lawned gardens to the front and rear are bordered by a variety of mature flowers, shrubs and trees, while patio seating areas create ideal spaces for outdoor dining and entertaining. Side access is available on both sides of the property leading through to the rear garden.

Offered for sale with no onward chain, this is a beautifully positioned home in one of Gower's most desirable coastal settings.



Entrance

Via double glazed PVC door with double glazed side panel into the porch.

Porch

Set of double glazed windows to the front with feature stained glass inserts. Glazed hardwood door into the hallway. Tiled floor.

Hallway

With stairs to the first floor. Door to under stairs storage cupboard. Radiator. Door to the lounge. Door to the dining room. Tiled floor.

Lounge

208" x 1510"

With a set of double glazed windows to the front. Set of double glazed windows to the side. Set of double glazed windows to the rear. Parquet flooring. Feature wood burner set on slate hearth. Three radiators.

Dining Room

910" x 1511"

With a set of double glazed windows to the rear. Set of double glazed French doors to the rear garden. Door to the kitchen. Feature fireplace.

Kitchen

165" x 80"

Set of double glazed windows to the front. Set of double glazed windows to the rear. A well appointed kitchen fitted with a range of base units. Running work surface incorporating a one and half bowl stainless steel sink and drainer unit. Space for cooker. Space for dishwasher. Space for American-style fridge freezer. Plumbing for washing machine. Tile floor. Radiator. Extractor fan. Opening to the sitting room.

Sitting Room

124" x 1018"

Set of double glazed windows to the side. Radiator. Door to the rear passage.

Rear Passage

Frosted double glazed PVC door to the side. Tiled floor. Door to the utility. Door to the cloakroom.

Utility

44" x 411"

Plumbing for washing machine. Space for tumble dryer.

Cloakroom

43" x 51"

Frosted double glazed window to the side. WC. Wash hand basin. Extractor fan.

First Floor

Landing

You have a double glazed window to the side offering countryside views. Radiator. Loft access. Door to storage cupboard. Door to bathroom. Door to cloakroom. Doors to bedrooms.

Bathroom

65" x 80"

Set of frosted double glazed windows to the rear. Suite comprising bathtub with oversized showerhead above. Wash hand basin. Chrome heated towel rail. Part tiled walls. Extractor fan.



WC

62" x 31"
Frosted double glazed window to the rear. WC. Wash hand basin.

Bedroom One

105" x 160"
Set of double glazed windows to the front and a set of double glazed windows to the side offering breathtaking countryside views. Radiator.

Bedroom Two

124" x 100"
Set of double glazed windows to the rear. Set of double glazed windows to the side both offering breathtaking countryside views. Radiator.

Bedroom Three

109" x 87"
With a set of double glazed windows to the front offering breathtaking countryside views. Radiator. Door to built-in storage cupboard.

External

Aerial Aspect

Another Aspect

Front

Private driveway parking for several vehicles. Patio seating area with room for tables and chairs. Lawned garden home to a variety of flowers, trees and shrubs. Side access on both sides of the property leading to the rear garden.

Side

Patio seating area. Additional adjacent plot of land to the side roughly four acres.

Rear

Patio seating area again with ample room for tables and chairs which in turn leads to a lawned garden. The rear garden is home for to a variety of flowers, trees and shrubs.

Services

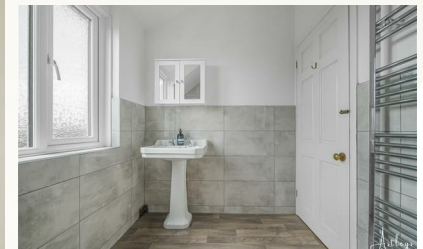
Mains electric. Mains water. Mains Drainage. Broadband type- full fibre. Mobile phone coverage available with O2, Three, EE & Vodafone.

Council Tax Band

TBC

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		28	70
EU Directive 2002/91/EC			



Total area: approx. 155.7 sq. metres (1675.8 sq. feet)

Astleys use all reasonable endeavours to supply accurate property information in line with the consumer protection from unfair trading regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective purchasers and it should not be assumed this property has all the necessary building regulations and planning permissions. Any heating, services and appliances have not been checked or tested. Floor plan is not to scale and is for illustrative purposes only. Plan produced using PlanIt.