



Stonewold Reynoldston, Gower, Swansea, City & County Of Swansea, SA3 1BR

Offers Over £825,000

Nestled in the highly sought-after village of Reynoldston on the picturesque Gower Peninsula, this exceptional four-bedroom detached family home, with an adjoining one-bedroom annex, offers a rare opportunity to embrace countryside living at its finest. Boasting breathtaking views to both the front and rear, the property is set on an impressive 0.31-acre plot and offers a generous floor area of 3,270 sq. ft.

The versatile accommodation is thoughtfully designed for modern family living. Upon entering, you are welcomed by a spacious hallway leading to a ground-floor shower room, a study/fourth bedroom, a lounge, a sitting room, a dining room, a bathroom, and a third bedroom. The well-appointed kitchen is complemented by a separate utility room. The first floor features a study area and two further bedrooms, both benefiting from en-suite bathrooms.

Entrance

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

Hallway



With stairs to the first floor. Radiator. Door to the study. Door to the lounge. Door to the shower room.

Shower Room 7'11" x 2'7" (2.431 x 0.801)

Well appointed suite comprising; corner shower cubicle. WC. Wash hand basin. Tiled floor. Tiled walls. Spotlights. Extractor fan. Chrome heated towel rail.

Study/Bedroom Four 15'1" x 12'3" (4.619 x 3.749)



A versatile room currently being used as a study. You have a set of double glazed windows to the side offering breathtaking countryside views. Radiator.

Lounge 15'1" x 19'1" (4.622 x 5.834)



You have a set of double glazed windows to the side offering breathtaking countryside views and a double glazed bay window to the rear again offering breathtaking countryside views. Feature fireplace housing a wood burner. Two radiators. Exposed beams. Opening to the sitting room.

Lounge



Lounge

Lounge



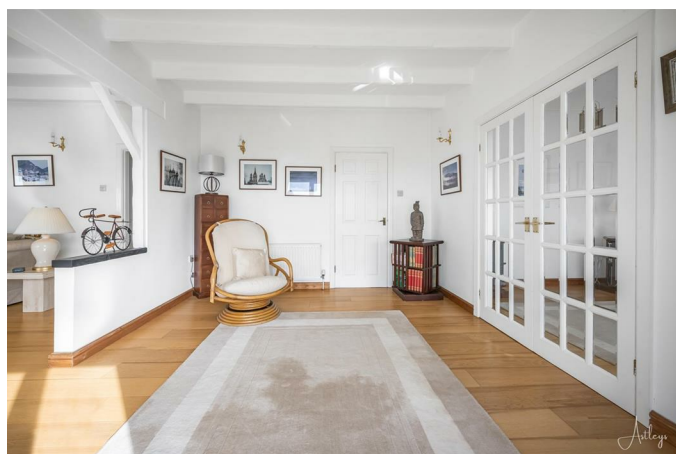
Lounge



Lounge



Sitting Room 15'0" x 10'11" (4.591 x 3.348)



With a radiator. Door to the inner hall. Set of doors to the dining room and a set of double glazed windows to the rear and a double glazed PVC door leading out to the rear raised deck seating area, again offering breathtaking countryside views.

Inner Hall

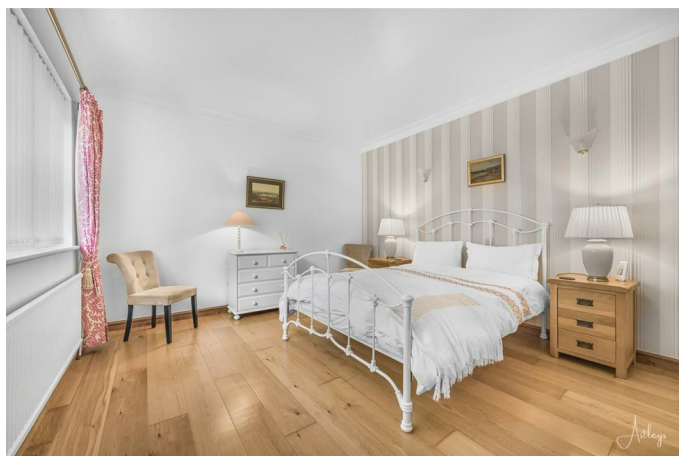
You have a door to bedroom three. Door to the bathroom.

Bathroom 7'11" x 6'2" (2.417 x 1.897)



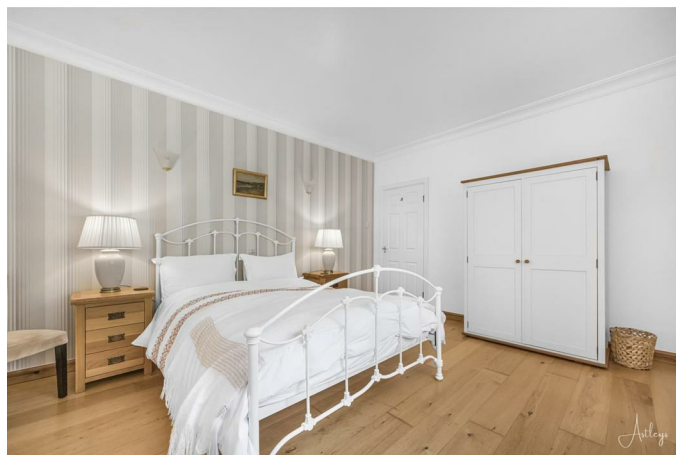
With a set of frosted double glazed windows to the front. Beautifully appointed bathroom suite comprising; bathtub with oversized shower head above. WC. Wash hand basin. Tiled floor. Tiled walls. Spotlights. Chrome heated towel rail.

Bedroom Three 12'2" x 14'9" (3.731 x 4.505)



You have a set of double glazed windows to the front offering views of Cefn Bryn. Radiator.

Bedroom Three



Dining Room 15'1" x 9'2" (4.600 x 2.810)



You have a set of double glazed windows to the rear offering breathtaking countryside views. Radiator. Set of doors to the kitchen.

Kitchen 17'11" x 17'6" (5.483 x 5.350)



You have a double glazed bay window to the rear offering countryside views and a set of double glazed PVC doors to the rear to the raised deck seating area. Two radiators. Door to pantry. Door to the utility room. The kitchen is beautifully appointed fitted with a range of base and wall units. Running marble work surface incorporating a four ring induction hob. Extractor hood over. Oven and grill under. Integral Smeg microwave. Integral dishwasher. Ceramic sink with mixer tap over. Tiled floor. Door to the annex.

Kitchen



Kitchen



Kitchen



Kitchen

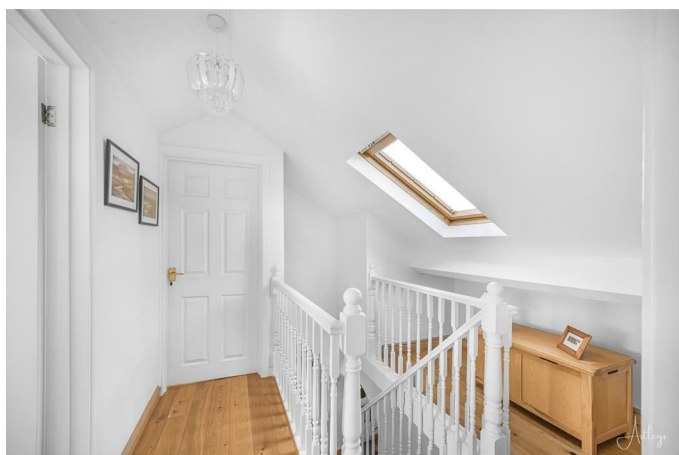


Utility Room 4'8" x 9'8" (1.446 x 2.967)

You have a frosted double glazed PVC door to the front. double glazed window to the front offering views of Cefn Bryn. Space for American style fridge freezer. Running marble work surface with plumbing for washing machine. Space for tumble dryer. Tiled floor.

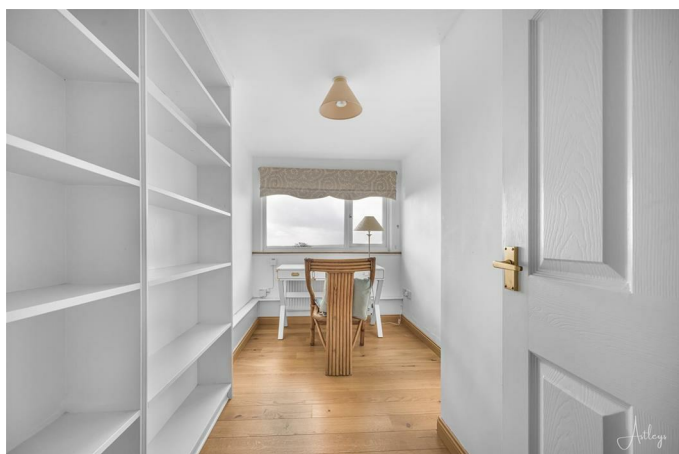
First Floor

Landing



You have a Velux roof window to the front offering pleasant views of Cefn Bryn. Doors to bedrooms one and two and a door to the study.

Study 12'7" x 6'4" (3.844 x 1.954)



You have a set of double glazed windows to the rear offering breathtaking countryside views. Radiator.

Study View



Bedroom One 12'3" x 22'0" (3.757 x 6.726)



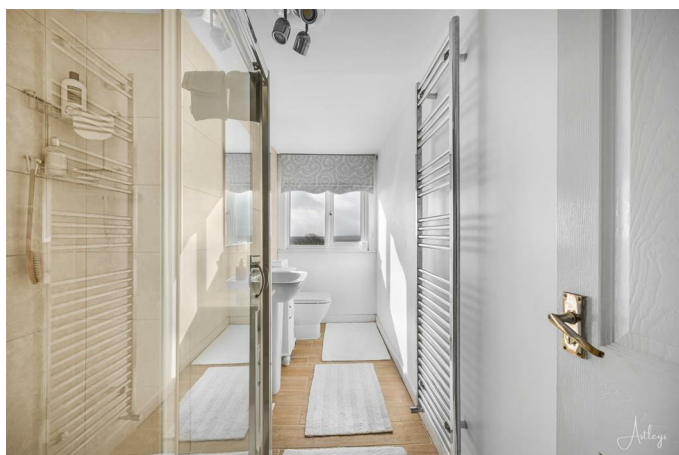
You have a double glazed window to the side offering breathtaking countryside views. Two Velux roof windows to the rear offering breathtaking countryside views. Doors to built-in storage cupboards. Doors to eave storage. Radiator. Door to the en suite.

Bedroom One



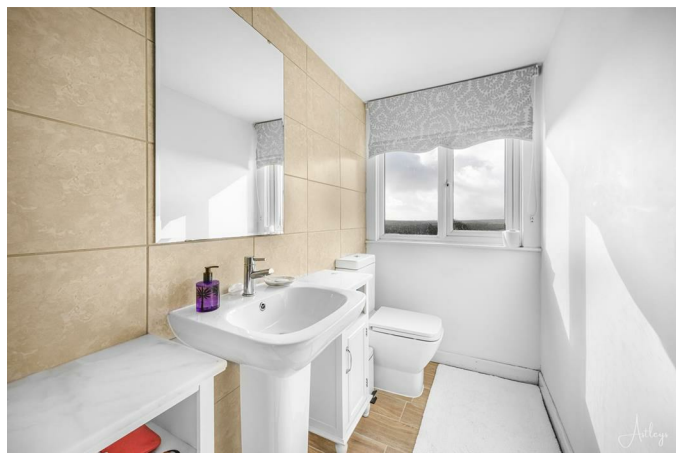
Bedroom One

En-Suite 12'1" x 5'8" (3.696 x 1.729)

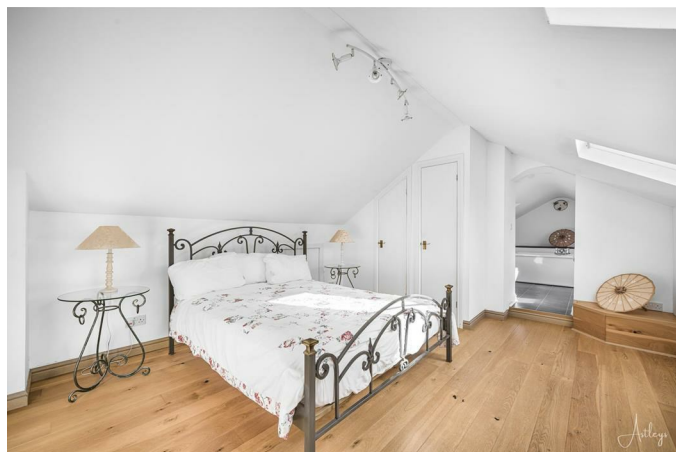


With a set of double glazed windows to the rear boasting breathtaking countryside views. Suite comprising a large walk-in shower with oversized shower head above. WC. Wash hand basin. Chrome heated towel rail. Tiled floor.

En-Suite



Bedroom Two 11'11" x 15'11" (3.637 x 4.855)



You have a set of Velux roof windows to the rear boasting countryside views. Radiator. Doors to built-in storage cupboards. Doors to eave storage. Opening to the en suite.

Bedroom Two

En-Suite 12'0" x 11'1" (3.672 x 3.396)



With two Velux roof windows to the front and the rear. To the front offering views of Cefn Bryn. To the rear offering pleasant countryside views. Suite comprising a freestanding bathtub. WC. Wash hand basin. Radiator. Tiled floor. Doors to eaves storage.

Annex



You have stairs leading down to the bedroom and the bathroom. Stairs leading up to the living area and the kitchen. Council tax band for the annex is - B.

Annex Lounge 14'6" x 13'10" (4.424 x 4.221)



You have a set of double glazed PVC doors to the rear. Juliet balcony offering countryside views. Spotlights. Radiator. Door to the kitchen.

Annex Kitchen 7'9" x 8'4" (2.365 x 2.564)



You have a set of double glazed PVC doors to the side. Radiator. Tiled floor. The Kitchen is fitted with a range of base and wall units. Running work surface incorporating a sink. Integral fridge. Space for cooker. Door to the integral garage.

Integral Garage 17'6" x 16'1" (5.34 x 4.910)

Via a electric 'up and over' door.

Annex Bedroom 14'3" x 7'9" (4.35 x 2.378)



Set of double glazed PVC doors leading out to the rear garden. Radiator. Door to storage area. Door to shower room.

Annex Shower Room 5'9" x 5'7" (1.775 x 1.705)



Comprising; corner shower cubicle. WC. Wash hand basin. Spotlights. Extractor fan. Chrome heated towel rail.

External

Aerial Aspect



Aerial Aspect



Aerial Aspect



Aerial Aspect



Front



Via electric gated entry you have private driveway parking for two to three vehicles leading to the integral garage. You have a lawned garden home to a variety of flowers, trees and shrubs offering a pleasant view of Cefn Bryn.

Rear Aspect



Rear

You have a lawned garden home to a variety of flowers, trees and shrubs. Raised decked seating area.

Rear Garden



Rear Garden



Rear Garden



Rear Garden



Services

Mains electric. Mains water. Broadband type - superfast fibre. Mobile phone coverage available with O2 & Vodafone.

Council Tax Band

Council Tax Band - G

Tenure

Freehold.

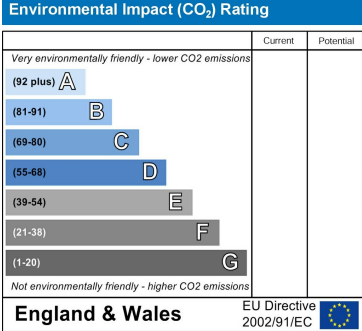
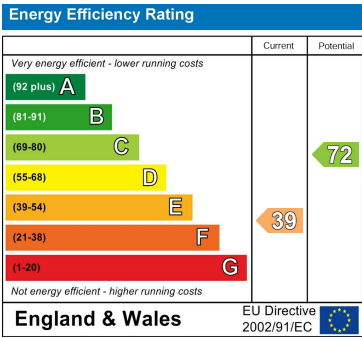
Floor Plan



Area Map



Energy Efficiency Graph



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