

48, Pennard Road, Kittle, Swansea, SA3 3JY



A beautiful period home in the popular Gower village of Kittle.

With three bedrooms and fabulous accommodation on the groundfloor with a lovely open plan kitchen family room with breakfasting area which leads out to the conservatory. The property is in excellent condition throughout and offers a great deal of character.

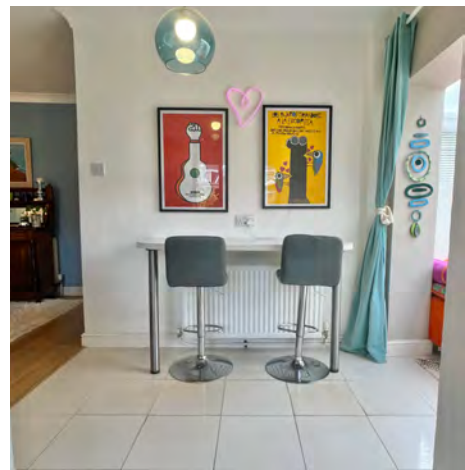
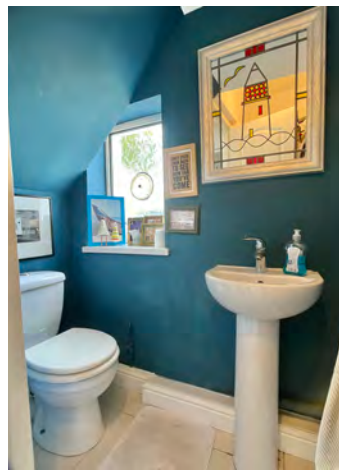
This property occupies an excellent plot with a generous frontage with plenty of off street parking. There is a lovely secluded sitting area to the side of the house (West facing). The rear garden fully enclosed and very attractive, it is beautifully landscaped and really well stocked with captivating plants and shrubs. There is a sun terrace to the rear of the house too.

The property is within Bishopston School Catchment and close to all the village shops.



£425,000 FREEHOLD













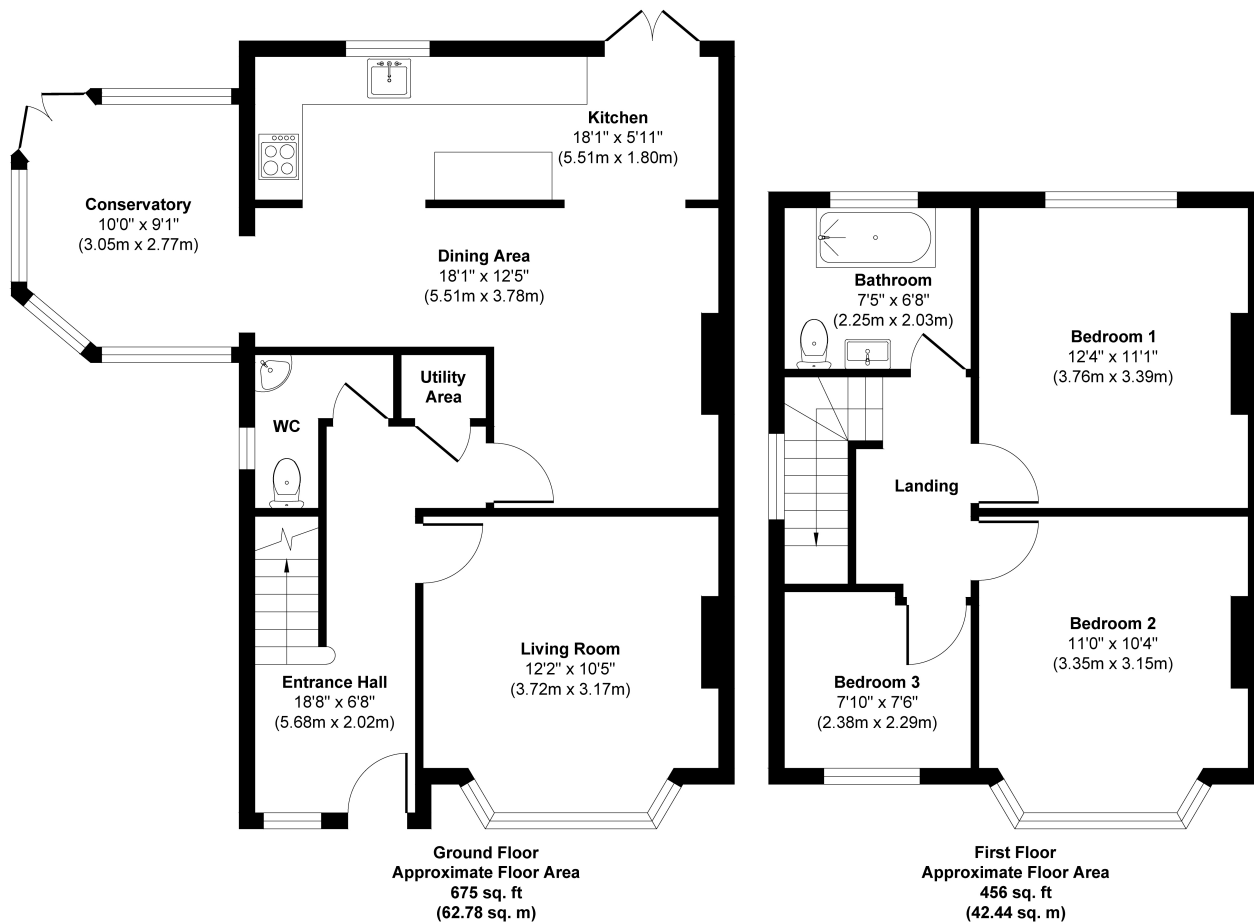
The property is **FREEHOLD**

The property is connected to all mains services and the central heating is fired by gas.

The council tax band for the property is **E (£2,513p.a.)**

The EPC rating is **TBC**

48 Pennard Road, Kittle



Approx. Gross Internal Floor Area 1131 sq. ft / 105.22 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Accessed off Pennard Road there is an ample driveway giving off street parking for four cars comfortably, to the side of the driveway there is a thoughtfully arranged bin store and a mature front garden.

The house is accessed through an attractive porch which leads into a spacious hallway with stairs leading to the first floor. There is a WC and utilities cupboard underneath the stairs.

The main reception room is a lovely room with a wonderful floor to ceiling bay window and a lovely fireplace.

To the rear of the house is a fabulous open plan space, there is a dining area, and breakfasting area which are both open to the modern kitchen which runs across the rear of the house and there is a conservatory on the side of the house. The conservatory is West facing. Going back to the kitchen, there is range cooker, a large window overlooking the back garden and French doors leading out onto the sun terrace at the rear of the house.

On the first floor there are three bedrooms (two doubles) and a gorgeous bathroom. All the bedrooms have lovely large windows allowing natural light to flood through the property.

The rear garden is a really fantastic space, there are a number of areas to enjoy including a spacious patio across the rear of the house as tranquil seating area to the side of the house. To the rear there is a lovely lawn running to the rear which has been well planted with attractive bushes, trees and other plants to create a really beautiful space. Furthermore there are raised beds at the end of the garden and two sheds.





Kittle is a popular village in Gower, it lies within Bishopston School Catchment and offers easy access to all the local beaches.

There is a pub and a number of shops in the village including Kittle Bakery and Hot Dog surf shop.

Mumbles is 3.1 miles away.
Swansea is 5.7 miles.
The M4 is 11 miles.

In nearby Pennard you will find Pennard Primary School, local shop, library, doctors surgery, golf club and in nearby Southgate there is a pub and coffee shops.

The Gower Peninsula was designated as the UK's first Area of Outstanding Natural Beauty back in 1956, and we're glad to say it's still the nation's favourite – as 'Which?' readers voted it the best AONB in Wales in October 2020!

The Gower Peninsula is a rich and varied environment which is as ecologically diverse as it is beautiful (and we're not just saying that!) – from open, wild moors and dramatic limestone cliffs to golden, sandy beaches. Gower is a geological goldmine with inspiring landscapes and a captivating coastline.





01792 986099

info@thegreenroomhomes.com

www.thegreenroomhomes.com



Whilst every effort has been made to ensure these details are accurate, they are for illustrative purposes only and should be read as a guide and not relied upon. Internal floorplans may be subject to alteration. Dimensions listed are maximum and approximate. computer generated images are for illustrative purposes only.

