

Eastdene, 7 Brynview Close, Reynoldston, Swansea, SA3 1AG

Five Bedrooms
Three Bathrooms
Four Reception Rooms

FREEHOLD

3,345 sqft Approx. 0.28 acres















Eastdene is a beautifully proportioned family home in the heart of the Gower Area of Outstanding Natural Beauty, with captivating views across rolling countryside. Set within a peaceful, nine-house cul-de-sac, this substantial residence offers elegance, space, and an abundance of natural light throughout.





















Eastdene is a wonderful family residence perfectly positioned to enjoy the very best of Gower living. Sitting on a generous 0.28-acre plot, this detached property extends to 3,345sqft (3,673sqft including the garage) and combines expansive accommodation with exceptional presentation, offering both a ready-to-enjoy home and exciting potential for reconfiguration or enhancement.

Approached via electric gates, a wide driveway provides ample parking and leads to an integral double garage. The landscaped front garden is thoughtfully planted with mature shrubs and flowering borders, lending charm and privacy.

Inside, a welcoming central reception hall sets the tone, leading to four elegant reception rooms, a large kitchen/dining room, and a superb conservatory spanning the rear of the house. The living room connects seam-lessly to a bar and sitting area, with French doors opening to a sunny terrace—perfect for summer gatherings. A snug, formal dining room, and a bright kitchen/dining space complete the principal living areas, with the latter leading into a generous utility room, cloakroom WC and pantry.

From the sitting room, a private staircase rises to a spacious study with balcony—an inspiring and tranquil retreat with open countryside views. The main first floor landing is an impressive galleried space, leading to five bedrooms (four doubles). The principal suite is a true haven, measur-ing 20' x 14' and complete with en-suite and fitted wardrobes. Bedroom Two also enjoys an en-suite and private balcony with farreaching Gower views. A well-appointed family bathroom serves the remaining bedrooms.

The gardens are a delight—beautifully maintained and offering a variety of spaces to enjoy the scenery and sunshine. A lawn provides a safe play area, while two terraces—one off the bar/sitting room and another along the northern edge of the garden—make the most of the panoramic views and south-facing aspect. Practical storage is provided beneath part of the house.





Services: Mains electricity, water, drainage; oil-fired central heating.

Council Tax: Band G – approx. £3,571

per annum

EPC Rating: E























































The Location

Reynoldston is one of Gower's most sought-after villages, surrounded by unspoilt countryside and just a short drive from some of the peninsula's most celebrated beaches, including Rhossili Bay (5.3 miles) and Oxwich Bay (3.9 miles). The village enjoys a strong sense of community, with a well-regarded local inn, The King Arthur Hotel, and nearby amenities including a shop, post office, and primary school in Knelston (1.4 miles).

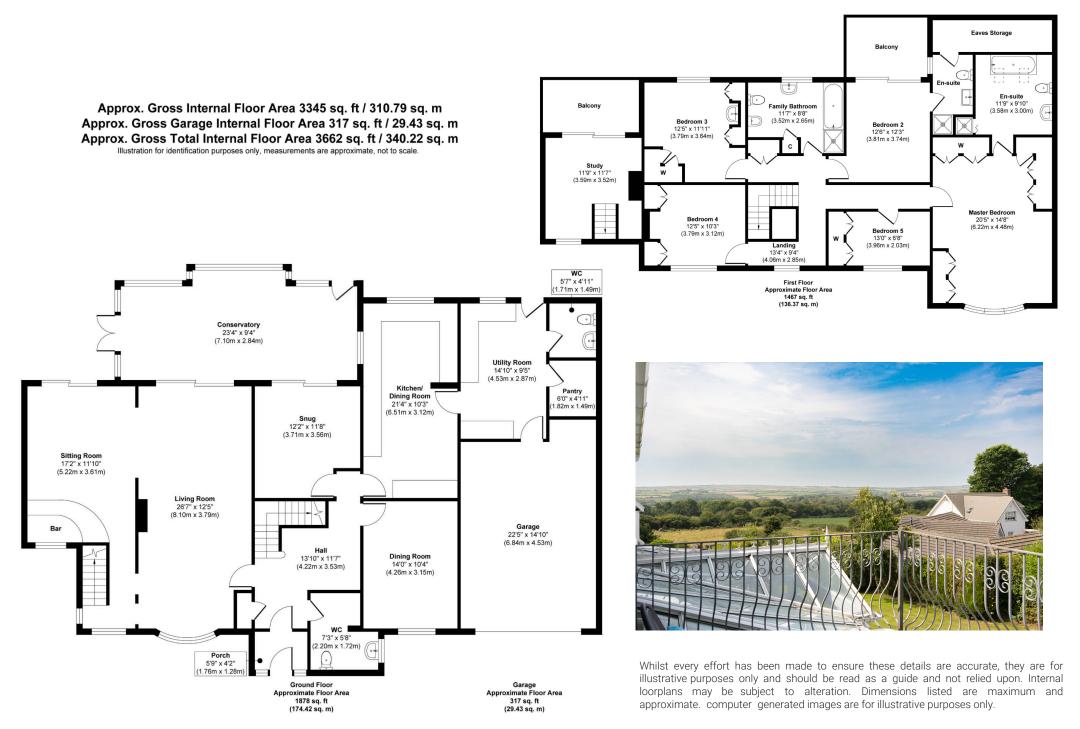
For outdoor enthusiasts, the area offers endless opportunities for walking, cycling, horse riding, and water sports. The Gower Coast Path, award-winning beaches, and dramatic moorland are all within easy reach. The property is in the catchment for Knelston Primary and Bishopston Comprehensive School.

Commuters benefit from good road links to Swansea (12 miles) and the M4 motorway at Junction 47 (13 miles), giving access to Cardiff and beyond. Swansea offers an array of shops, restaurants, cultural venues, and mainline rail services to London.









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