

LAND FOR SALE

Paddock One, Middle Hills, Pengwern Common, Gower, Swansea, SA2 7LL

A beautifully positioned paddock in the heart of Gower, extending to approximately 2.5 acres and enjoying established legal access from Pengwern Common.



**Offer in the region of
£50,000**



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THE PROPERTY

Extending to approximately 2.5 acres in total, this attractive paddock lies in a peaceful rural setting at Middle Hills, Pengwern Common.

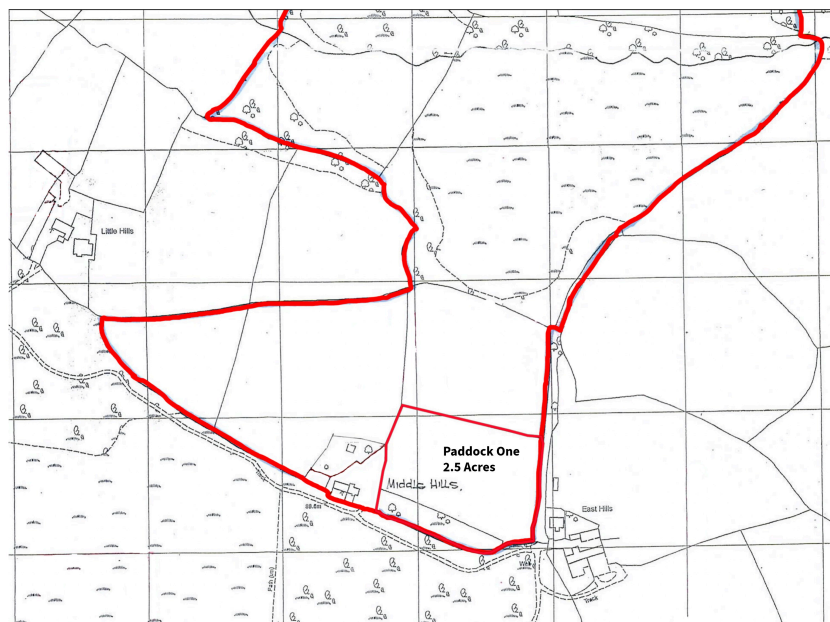
The land is fully fenced and gated, forming a cohesive and manageable holding suitable for grazing, equestrian use or amenity purposes.

This is a quietly special block of Gower land — equally suited to those seeking practical grazing ground or simply a private rural retreat within one of Wales' most cherished landscapes.

Tenure: Freehold

Services: No mains services connected (buyers to make their own enquiries regarding water supply if required)

Council Tax: Not applicable (agricultural land)



THE LOCATION



Pengwern Common sits within the renowned Gower Peninsula, Britain's first designated Area of Outstanding Natural Beauty. This is classic North Gower countryside — open commons, rolling farmland and far-reaching skies — yet remarkably accessible.

The coastline at Rhossili Bay is approximately 8 miles away, widely regarded as one of the finest beaches in Europe. Oxwich Bay lies approximately 6 miles to the south, offering expansive sandy shores and calm waters, while Three Cliffs Bay is around 7 miles distant, famed for its dramatic limestone backdrop.



The village of Reynoldston (approximately 2 miles) provides a well-regarded village shop, public house and strong community feel. Further amenities can be found in Killay (approximately 7 miles) and Swansea city centre (approximately 9 miles), offering comprehensive shopping, leisure and employment opportunities.

For those commuting, the M4 motorway at Junction 47 is approximately 10 miles away, providing onward links to Cardiff, Bristol and London.



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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.