2 Kittle Green

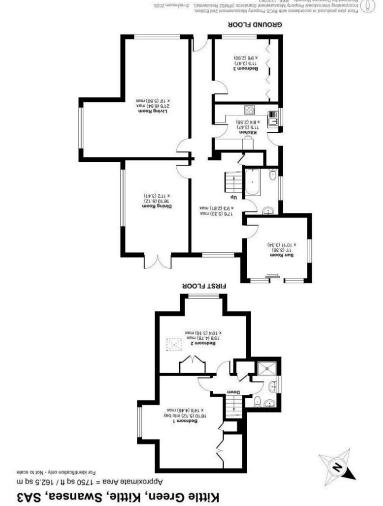














or warranty in respect of the property. statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as







## **GENERAL INFORMATION**

Nestled in the desirable village of Kittle, this delightful detached family home offers an ideal blend of countryside charm and coastal convenience. Just a stone's throw from local shops and amenities, the property also falls within the sought-after catchment area for Bishopston Comprehensive School—making it a perfect choice for families. The property is equally suited as an ideal home for retirement, with a downstairs bedroom and additional bedrooms on the absolute of the property of the pfirst floor for visiting friends and family.

This well-proportioned home is also ideally situated for enjoying the best of Gower living. It is surrounded by National Trust land with views and direct walksdown the stunning Bishopston Valley to the beautiful secluded beach at PWII Du. It is also short drive to the picturesque beaches of South Gower, such as the  $famous\ Three\ Cliffs\ Bay, and\ the\ vibrant\ village\ of\ Mumbles\ with\ its\ boutique\ shops, restaurants, and\ seafront\ promenade.$ 

Accommodation comprises:

 $A \ welcoming \ spacious \ entrance \ reception \ hall \ with \ stairs \ to \ the \ first \ floor \ and \ doors \ leading \ to \ a \ generous \ L-shaped \ living \ room, \ a \ separate \ dining \ room, \ a$ fitted kitchen, and a sun room ideal for relaxing or entertaining. The ground floor also features a versatile bedroom and a family bathroom.

Upstairs, the first floor offers two well-sized bedrooms and a shower room, making for comfortable and flexible living.

The property is set back with a front garden laid to lawn, bordered by mature shrubs and trees, offering a pleasant degree of privacy and curb appeal. To the property is set back with a front garden laid to lawn, bordered by mature shrubs and trees, offering a pleasant degree of privacy and curb appeal. To the property is set back with a front garden laid to lawn, bordered by mature shrubs and trees, offering a pleasant degree of privacy and curb appeal. To the property is set back with a front garden laid to lawn, bordered by mature shrubs and trees, offering a pleasant degree of privacy and curb appeal. To the property is set back with a front garden laid to lawn, bordered by mature shrubs and trees, offering a pleasant degree of privacy and curb appeal. To the property is set back with a front garden laid to lawn, bordered by mature shrubs and trees, offering a pleasant degree of privacy and curb appeal. To the property is set back with a front garden laid to lawn, bordered by mature shrubs and trees of the property is set back with a pleasant degree of the property of the propertrear, a level and enclosed garden, also laid to lawn, provides an ideal space for children to play or for enjoying sunny days outdoors.

A rare opportunity to acquire a family home in this popular Gower location, early viewing is highly recommended.

## **FULL DESCRIPTION**

## **Entrance Hall**

**Living Room** 

21'5 max x 19' max (6.53m max x 5.79m max)

Kitchen

11'5 x 8'4 (3.48m x 2.54m)

Bedroom 3

11'5 x 9'6 (3.48m x 2.90m)

**Reception Hall** 

17'6 max x 9'3 (5.33m max x 2.82m)

**Dining Room** 

16'10 x 11'2 (5.13m x 3.40m)

**Sun Room** 

11' x 10'11 (3.35m x 3.33m)



























## **Bathroom**

Stairs To The First Floor

Landing

Bedroom 1

16'10 into bay x 14'8 max (5.13m into bay x 4.47m max)

Bedroom 2

15'8 max x 10'4 max (4.78m max x 3.15m max)

**Shower Room** 

**Parking** 

Parking available via driveway and garage.

**Tenure** 

Freehold

**Council Tax Band** 

EPC-C

Services

Mains gas, electric & water, There is a septic tank and soakaway,

Broadband - the current supplier is Virgin Media. Mobile - There are no known issues with mobile phone coverage using the vendors supplier, Vodafone.

You are advised to refer to the Ofcom checker for information regarding mobile signal & broadband coverage.