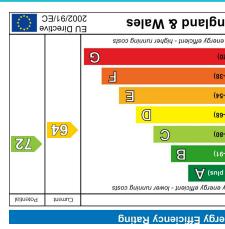




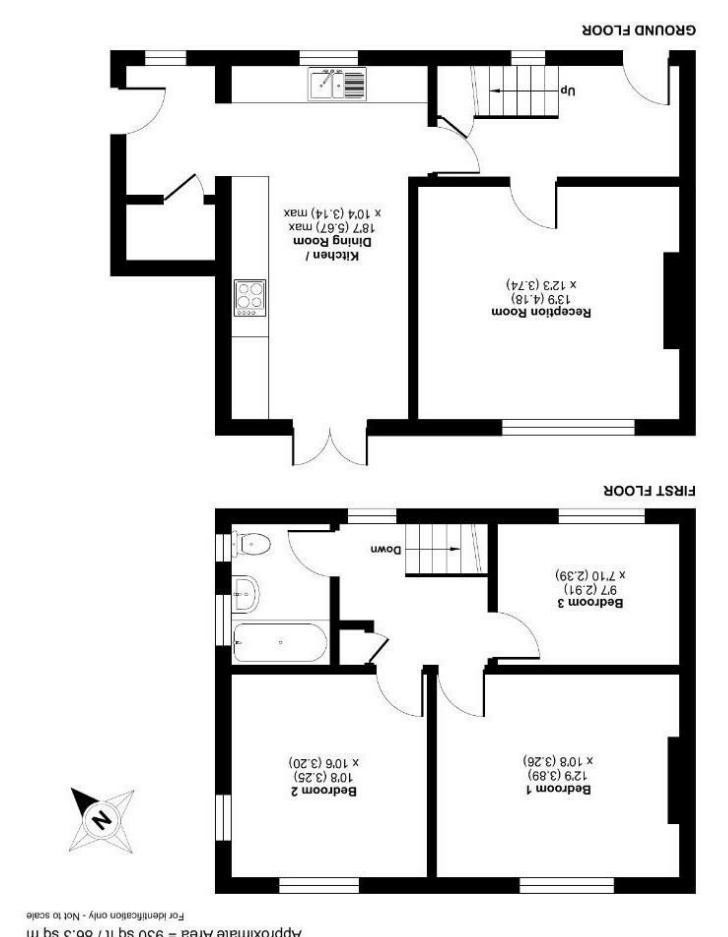
These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP



Monksland Road, Reynoldston, Swansea, SA3

FLOOR PLAN



DAWSONS

GENERAL INFORMATION

This spacious three-bedroom semi-detached property presents a fantastic opportunity for buyers looking to put their own stamp on a home. The accommodation is generously proportioned throughout and offers great potential.

The ground floor comprises an entrance hallway, a light-filled lounge, and a kitchen/breakfast room to the rear. Upstairs, you will find three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a good-sized tiered rear garden—ideal for families or those who enjoy outdoor living. To the front, a driveway provides off-road parking for two to three vehicles.

Situated in the quiet village of Scurlage, the property is ideally located for enjoying the stunning Gower Peninsula, with the popular beaches of Rhossili, Port Eynon, and Horton just a short drive away.

Planning has been granted for a Single storey side/rear extension. Planning reference 2023/0583/FUL. This is an excellent opportunity to create a wonderful family home or investment in a prime coastal location.



FULL DESCRIPTION

Entrance Hall



Reception Room

13'9 x 12'3 (4.19m x 3.73m)

Kitchen / Dining Room

18'7 max x 10'4 max (5.66m max x 3.15m max)



Rear Porch

Stairs To First Floor

Landing

Bedroom 1

12'9 x 10'8 (3.89m x 3.25m)



Bedroom 2

10'8 x 10'6 (3.25m x 3.20m)



Bedroom 3

9'7 x 7'10 (2.92m x 2.39m)

Bathroom

Parking

Parking is available at this property via the driveway to the front.

Tenure
Freehold

Council Tax Band
D

EPC - D

Services

Mains electric, water & drainage. The property has oil central heating with the oil tank located outside to the rear of the property.

The current sellers broadband is currently with Sky. Please refer to the Ofcom checker for further coverage information. Current owners are not aware of any issues or restrictions for mobile phone coverage. Please refer to Ofcom checker for further information.

Additional Information

The property is located in an Area of Outstanding Natural Beauty (ANOB) with restrictions on the title.

The restriction limits buyers to those who live in the area to ensure that the property is retained by local individuals and must be used as a main residence.

Planning has been granted for a Single storey side/rear extension. Planning reference 2023/0583/FUL.

