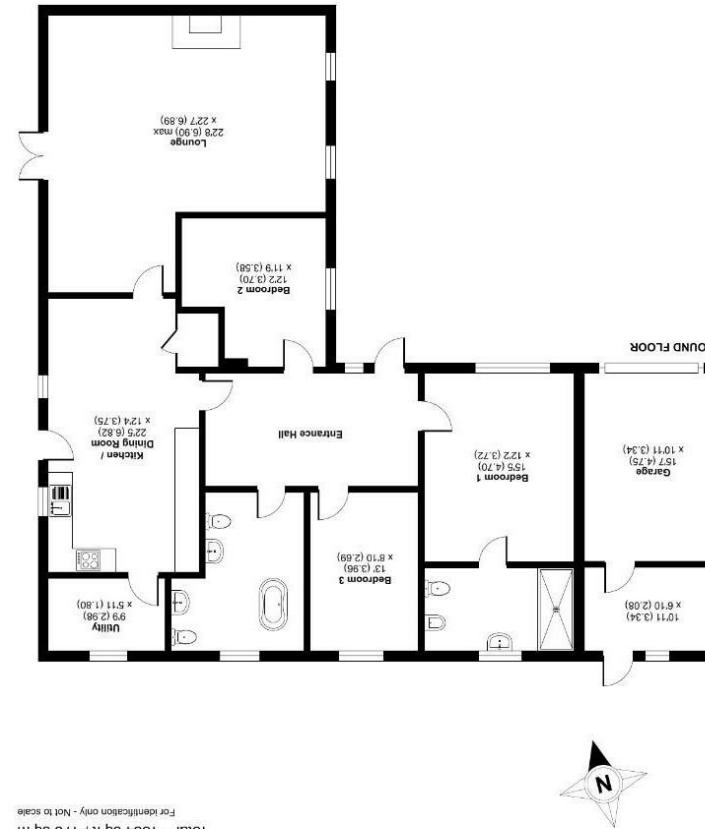




AREA MAP

FLOOR PLAN



The Orchard, Leason, Llanrhidian, Swansea, SA3



DAWSONS

The Orchard Leason
Llanrhidian, Swansea, SA3 1HB
Asking Price £485,000



DAWSONS
ALL THINGS PROPERTY

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 statements 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 or warranty in respect of the property.

GENERAL INFORMATION

Set in the tranquil hamlet of Leason and enjoying far-reaching countryside and estuary views, this beautifully presented detached bungalow offers peaceful coastal living just moments from the scenic Llanmadoc beach.

The accommodation is thoughtfully arranged on one level and begins with a welcoming entrance hall with reclaimed oak flooring, giving access to all principal rooms. At the heart of the home is a bright and spacious lounge featuring a multi fuel wood burner and French doors that open out to the garden, allowing for a seamless blend of indoor and outdoor living. The open-plan kitchen flows effortlessly into the dining area—perfect for both everyday family life and entertaining—and leads through to a practical utility room.

There are three well-proportioned bedrooms, including a generous master bedroom with its own en-suite shower room. A modern family bathroom serves the remaining bedrooms.

Externally, the property is approached via a gated driveway offering ample parking and access to a partly converted garage in line with approved plans. The gardens to the side and rear are enclosed by mature trees, providing privacy and shelter, with a patio seating area ideal for enjoying the peaceful surroundings and stunning views.

This property combines the charm of countryside living with coastal convenience, offering a rare opportunity to enjoy the best of Gower Peninsula life.

Planning has been granted for a garage conversion. This space could be converted to bedroom with ensuite, games rooms or granny annex. Planning Number is 2007/0442.



FULL DESCRIPTION

Entrance Hall



Kitchen / Dining Room
22'5 x 12'4 (6.83m x 3.76m)



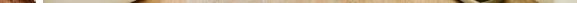
Utility Room
9'9 x 5'11 (2.97m x 1.80m)



Lounge
22'8 max x 22'7 (6.91m max x 6.88m)



Bedroom 1
15'5 x 12'2 (4.70m x 3.71m)



Ensuite

Bedroom 2
12'2 x 11'9 (3.71m x 3.58m)



Bedroom 3
13' x 8'10 (3.96m x 2.69m)



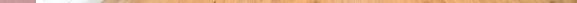
Bathroom

Garage
15'7 x 10'11 (4.75m x 3.33m)



Store

Parking
Driveway parking & garage.



Tenure

Freehold

Council Tax Band
F

EPC - E

Services

Mains electric & water. There is no gas at the property. Drainage is via a cesspit, the current owner has advised us that she empties the cesspit every 4 years. The current broadband supplier is BT. The Current owner's mobile is with Tesco. You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband.



Additional Information

Planning has been granted for a garage conversion. This space could be converted to bedroom with ensuite, games rooms or granny annex. Should the perspective purchaser wish to proceed with the project they can write to building control to reactivate the file. An additional fee maybe payable to do this.

