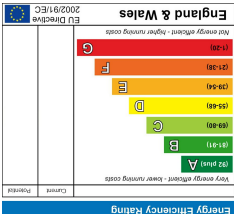


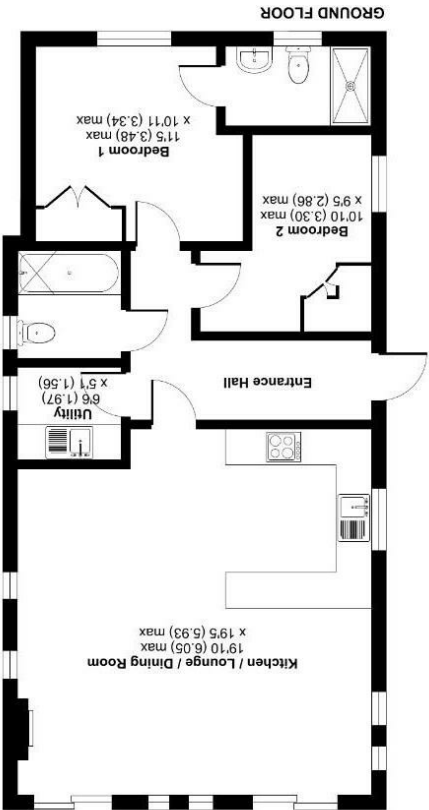
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



### EPC



### AREA MAP



Greenway Of Gower Oxwich, Swansea, SA3 1LY

Approximate Area = 791 sq ft / 73.4 sq m

For identification only - Not to scale

### FLOOR PLAN





GENERAL INFORMATION

Discover the epitome of coastal living with this stunning detached lodge perched above the serene beauty of Oxwich Bay, one of the Gower Peninsula’s most coveted coastal destinations. Offering uninterrupted, panoramic views across the bay and beyond, this unique property blends comfort, privacy, and natural splendour in perfect harmony.

Boasting a generously sized open-plan living area, the lodge is bathed in natural light, with floor-to-ceiling windows that frame the ever-changing seascape. The modern kitchen is fully fitted and ideal for entertaining, while the spacious lounge and dining areas open directly onto an expansive sun terrace, perfect for al fresco dining or simply soaking in the view.

This charming retreat features two well-appointed bedrooms, including a master suite with an ensuite shower room and a further shower room., all finished to a high standard. The lodge is set on a private plot with ample outdoor space, a decked seating area and parking for 2-3 vehicles making it an ideal getaway.

Just a short stroll from Oxwich’s sandy beach, nature reserve, and renowned coastal walks, the lodge offers an unmatched lifestyle in a tranquil yet accessible setting. Rarely do properties of this calibre and location come to market.

12 Months Occupancy.

FULL DESCRIPTION

Entrance Hall

**Kitchen / Lounge / Dining Room**  
19'10 max x 19'5 max (6.05m max x 5.92m max)

**Utility**  
6'6 x 5'1 (1.98m x 1.55m)

**Bedroom 1**  
11'5 max x 10'11 max (3.48m max x 3.33m max)

Ensuite

**Bedroom 2**  
10'10 max x 9'5 max (3.30m max x 2.87m max)

Bathroom



**Tenure**  
Leasehold  
30 year lease commencing 07/10/2020.  
Site Fees: £5,200 plus VAT  
12 Months Occupancy

**Council Tax Band**  
Exempt due to not being deemed a residential property.

EPC - Exempt

**Services**  
Mains gas, electric, water & drainage.  
The current sellers broadband is currently with Camping Connect. 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.

