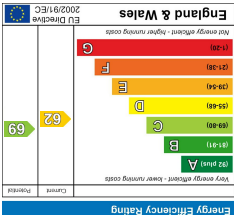


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EPC



AREA MAP



FLOOR PLAN



GENERAL INFORMATION

Nestled in the picturesque area of Llanrhidian, this stunning detached family home boasts expansive gardens and breathtaking views over the estuary. The property offers a large patio area, ideal for outdoor entertaining, along with a charming summerhouse, providing a perfect space to relax and enjoy the surroundings. With ample parking and the added benefit of a detached separate annex featuring a bedroom, kitchen, and a separate shower room, this home is perfect for multi-generational living or as an additional guest suite.

The accommodation begins with a welcoming entrance porchway leading into a spacious hallway, which provides access to the heart of the home. The generous kitchen/family room is perfect for entertaining, with plenty of space for dining and relaxing. The spacious lounge, featuring patio doors that open onto the patio area, offers panoramic views of the estuary and is complemented by a cosy log burner, creating a warm and inviting atmosphere. Additionally, there are two further reception rooms, providing ample space for a home office or playroom, as well as a separate utility room for added convenience.

On the first floor, you'll find five well-sized bedrooms, one of which benefits from an en-suite shower room, providing privacy and comfort for family members. The family bathroom is tastefully appointed to serve the remaining bedrooms. The second floor features a spacious sixth bedroom with its own en-suite bathroom, offering even more flexibility and space for family or guests.

Having been completely refurbished in recent years, this property combines modern finishes with family-friendly living spaces, making it a must-see. An internal viewing is highly recommended to fully appreciate the size, layout, and high standard of accommodation on offer.

FULL DESCRIPTION

- Entrance Porch
8'1 x 5'5 (2.46m x 1.65m)
- Entrance Hall
- Kitchen / Breakfast Room
16'1 x 12'8 (4.90m x 3.86m)
- Dining Room
18'6 x 8'3 max (5.64m x 2.51m max)
- Utility
10'3 x 4'9 (3.12m x 1.45m)
- WC
- Lounge
17'2 x 15'3 (5.23m x 4.65m)
- Reception Room
13'4 x 11'1 (4.06m x 3.38m)
- Reception Room
11'5 x 9'5 (3.48m x 2.87m)
- Stairs To First Floor



- Landing
- Bedroom 1
15'9 x 12'8 (4.80m x 3.86m)
- Dressing Room
7'7 x 3'10 (2.31m x 1.17m)
- Ensuite
- Bedroom 3
13'9 x 9'9 (4.19m x 2.97m)
- Bedroom 4
10'10 x 9'1 (3.30m x 2.77m)
- Bedroom 5
11'10 x 9'11 (3.61m x 3.02m)
- Bedroom 6
13'5 x 10' (4.09m x 3.05m)
- Bathroom
- Stairs To Second Floor
- Bedroom 2
19'5 max x 14'10 (5.92m max x 4.52m)
- Ensuite
- Summer House
19'4 x 14'6 (5.89m x 4.42m)



- Annex
- Kitchen / Dining / Bedroom
20' x 14'3 (6.10m x 4.34m)
- Ensuite
- Parking
Available at this property via driveway parking.
- Tenure
Freehold
- Council Tax Band
Currently exempt due to business rates.
- EPC - D
- Services
Mains electric, water & drainage. Oil Central heating in the main house and the annexe is all electric.
The current sellers broadband is currently with Utility Warehouse. Please refer to the Ofcom checker for further coverage information.
There are known intermittent issues with mobile coverage using the vendors current supplier Vodafone for mobile phone coverage. Please refer to Ofcom checker for further information.