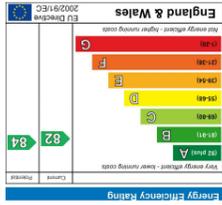


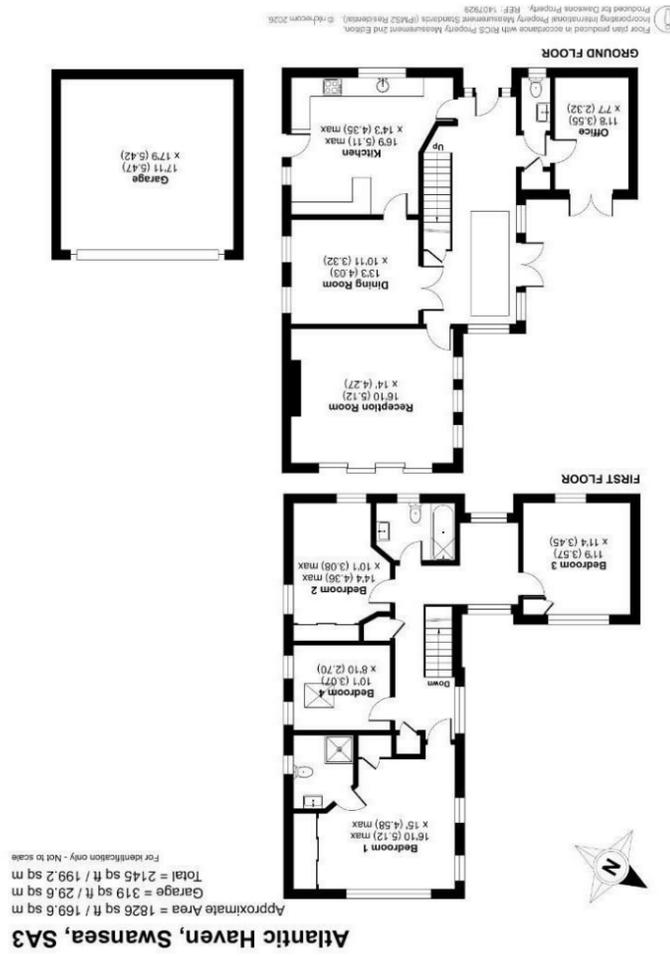
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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



FLOOR PLAN



4 Atlantic Haven
 Llangennith, Swansea, SA3 1AH
 Asking Price £675,000



GENERAL INFORMATION

This beautifully maintained and upgraded detached four-bedroom residence offers an exceptional combination of quality craftsmanship, modern efficiency and elegant design. Positioned within a small and exclusive development in the heart of Llangennith, on the stunning Gower Peninsula, the home enjoys an enviable coastal and countryside setting just moments from Rhossili Bay and Llangennith Beach.

Approximately one and a half miles from these world-renowned beaches, and with spectacular walks across Rhossili Downs and Llanmadoc Hill beginning quite literally on the doorstep, the property offers a lifestyle defined by natural beauty and outdoor living.

The ground floor immediately impresses with solid Oak floors and striking glazed entrance atrium, where a staircase rises to a gallery landing above, creating a dramatic sense of light and space. Patio doors open directly onto a paved terrace, and the atrium flows seamlessly into a generous family dining room.

An inviting lounge features a charming log-burning stove with wooden lintel and bi-fold doors opening onto the garden, allowing effortless indoor-outdoor living. The spacious fitted kitchen with breakfast bar provides a sociable and practical heart to the home. A dedicated home office with garden access and a convenient ground-floor WC complete the accommodation at this level.

Upstairs, four well-proportioned bedrooms enjoy delightful countryside and sea views. The master benefits from stylish en-suite facilities and is complemented by a family bathroom.

Set on a generous plot with decking, paved patio, lawned garden and a timber summer house with power, perfectly suited for relaxation and entertaining.

Ample off-road parking together with a double garage fitted with an electric door to offer both convenience and security.

The property is equipped with solar panels, a modern inverter system and three battery storage units. An air source heat pump provides an environmentally friendly and energy-efficient heat



FULL DESCRIPTION

Entrance Hall

Cloakroom

Office

11'8 x 7'7 (3.56m x 2.31m)

Kitchen

16'9 max x 14'3 max (5.11m max x 4.34m max)

Dining Room

13'3 x 10'11 (4.04m x 3.33m)

Reception Room

16'10 x 14' (5.13m x 4.27m)

Stairs To First Floor

Landing



Bedroom 1

16'10 max x 15' max (5.13m max x 4.57m max)

Ensuite

Bedroom 2

14'4 max x 10'1 max (4.37m max x 3.07m max)

Bedroom 3

11'9 x 11'4 (3.58m x 3.45m)

Bedroom 4

10'1 x 8'10 (3.07m x 2.69m)

Bathroom

Parking

Parking is available for multiple vehicles on the driveway with further parking available via the double garage.

Garage

17'11 x 17'9 (5.46m x 5.41m)

Tenure

Freehold

Council Tax Band

H

EPC - B

Services

Mains electric, water & drainage. There is a water meter.

The current sellers broadband is currently with Sky. Please refer to the Ofcom checker for further coverage information. Current owners use Sky and O2 mobile phone coverage. Please refer to Ofcom checker for further information.

The property benefits from a heat exchange pump, inverter, 3 battery packs and solar panels.

