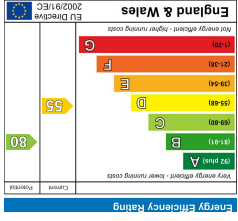


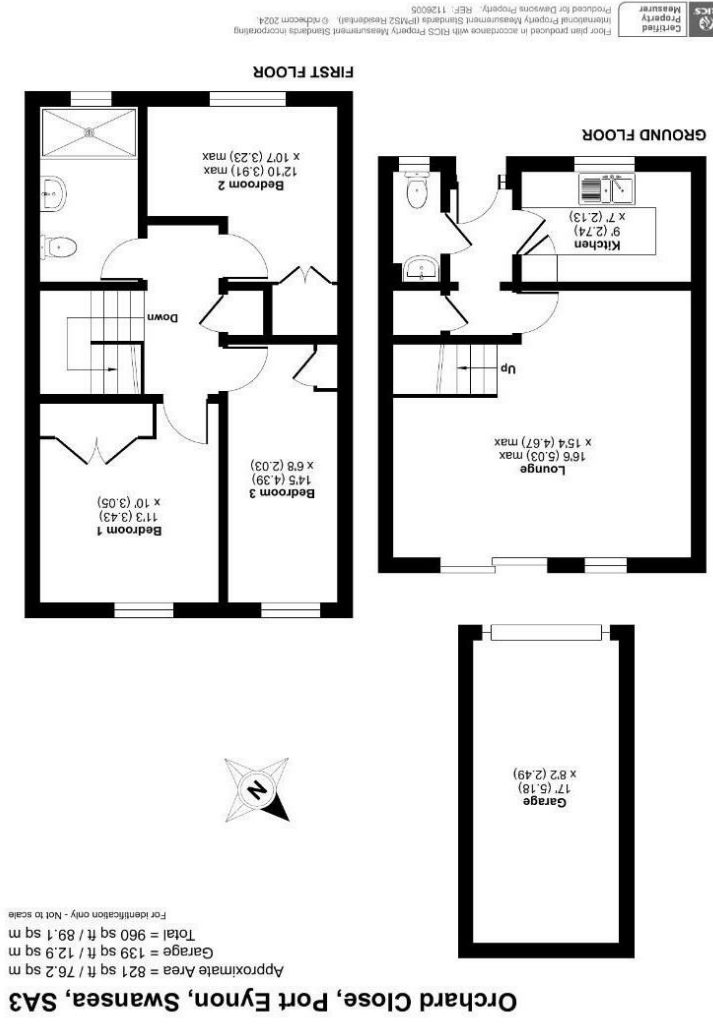
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



**11 Orchard Close**  
 Port Eynon, Swansea, SA3 1NZ  
**Offers Over £325,000**



## GENERAL INFORMATION

Located on a quiet cul de sac in the charming village of Port Eynon on the Gower Peninsula, renowned for its outstanding natural beauty, this end of terrace home offers a unique blend of coastal living and comfortable accommodation. The property features sea views from the rear, overlooking Port Eynon beach towards the Bristol Channel and picturesque cliffs. The ground floor comprises an inviting entrance hall, a convenient WC, a spacious lounge, and a modern fitted kitchen. Upstairs, the first floor houses a landing, three well-proportioned bedrooms, and a contemporary bathroom. Externally, the front of the property boasts a lawned garden area, while the side provides access to a garage. The rear features a level, enclosed garden, perfect for relaxation and outdoor activities. This home combines the allure of a serene coastal village with practical living spaces, making it an ideal retreat for nature lovers and beach enthusiasts.

## FULL DESCRIPTION

### Entrance Hall

### WC

### Kitchen

9' x 7' (2.74m x 2.13m)

### Lounge

16'6 max x 15'4 max (5.03m max x 4.67m max)

### Stairs To First Floor

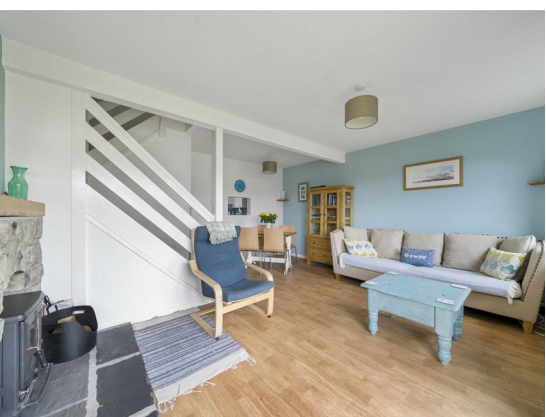
### Landing

### Bedroom 1

11'3 x 10' (3.43m x 3.05m)

### Bedroom 2

12'10 max x 10'7 max (3.91m max x 3.23m max)



### Bedroom 3

14'5 x 6'8 (4.39m x 2.03m)

### Bathroom

### Garage

17' x 8'2 (5.18m x 2.49m)

### Tenure

Freehold

### Council Tax Band

D

### Services

Mains, electric, water & drainage. No gas at the property. Oil central heating. The current owners broadband is with BT. Please refer to Ofcom checker for further information. The current sellers have advised there are restrictions or issues with mobile coverage. The current sellers are with EE. Please refer to Ofcom checker for further information.

### Additional information

Asbestos products may have been used in the coating to the ceilings and walls up until 1984 when asbestos products used in artex ceased. However, there is no guarantee asbestos was not used up until circa 1999 when asbestos containing materials were banned in the UK. - We advise you seek advice and carry out further checks from an Asbestos Accredited Specialist.

