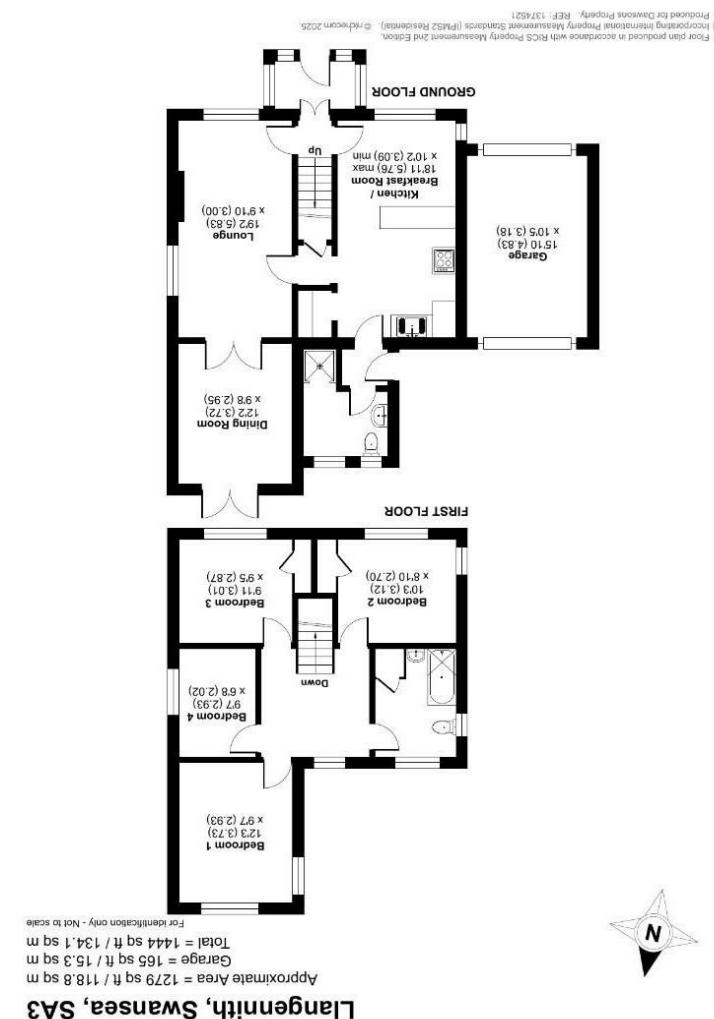


These particular, whilst believed to be set out as a general outline only for guidance and do not constitute any part of an offer or contract, Interdring Purchasers should note that statements of representation of fact, but must satisfy themselves by inspection of otherwise as to their accuracy. No person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

EPC



AREA MAP



FLLOOR PLAN



DAWSON

## **Heatherdale** Llangennith, Swansea, SA3 1HU **Asking Price £550,000**



## GENERAL INFORMATION

Situated in the sought-after village of Llangennith, just moments from stunning beach walks, a popular village shop and welcoming local pub, this traditional detached family home offers an enviable blend of coastal living and countryside tranquillity. Set within generous, level and beautifully mature gardens, the property enjoys peaceful views over the surrounding countryside.

The accommodation briefly comprises an entrance porchway leading into two well-proportioned reception rooms, one featuring a cosy log burner. The spacious kitchen/breakfast room provides an ideal setting for family dining, complemented by a useful cloakroom.

To the first floor are four good-sized bedrooms and a family bathroom, offering ample space for a growing family or visiting guests.

Externally, the property boasts mature front gardens and a tandem garage. The impressive rear garden is a particular highlight—level, private and planted with a variety of established shrubs and trees, creating a wonderful outdoor haven.

Internal viewing is highly recommended to fully appreciate this delightful home and its superb village location.



## FULL DESCRIPTION

### Entrance Porch

### Hallway

**Lounge**  
19'2 x 9'10 (5.84m x 3.00m)

**Dining Room**  
12'2 x 9'8 (3.71m x 2.95m)

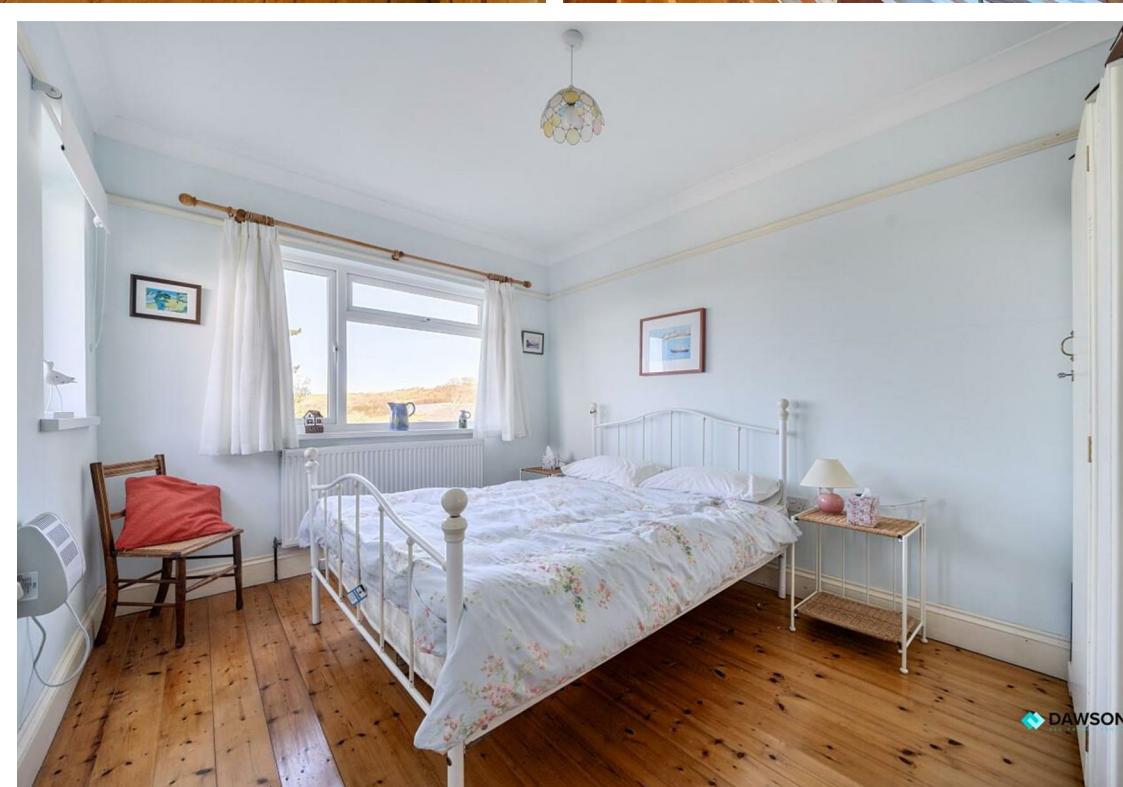
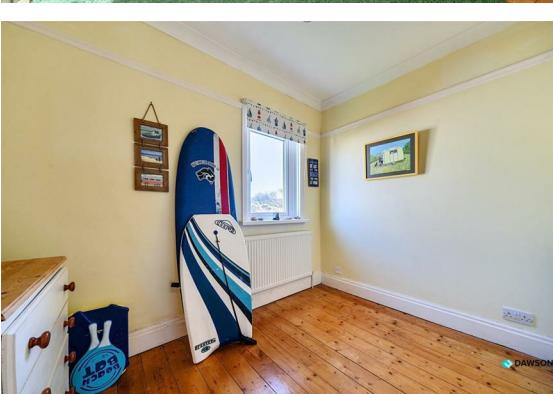
**Kitchen / Breakfast Room**  
18'11 max x 10'2 min (5.77m max x 3.10m min)

### Porch

### Shower/Utility Room

### Stairs To First Floor

### Landing



**Bedroom 1**  
12'3 x 9'7 (3.73m x 2.92m)

**Bedroom 2**  
10'3 x 8'10 (3.12m x 2.69m)  
Built in wardrobe.

**Bedroom 3**  
9'11 x 9'5 (3.02m x 2.87m)  
Built in wardrobe.

**Bedroom 4**  
9'7 x 6'8 (2.92m x 2.03m)

### Bathroom

### Parking

Parking is available at this property via the driveway and garage.

**Garage**  
15'10 x 10'5 (4.83m x 3.18m)

### Tenure

Freehold

**Council Tax Band**  
F

### EPC - E

### Services

Mains electric, water (billed) & drainage.

The sellers currently do not have broadband connected. 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.

