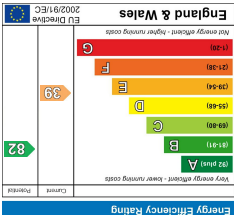


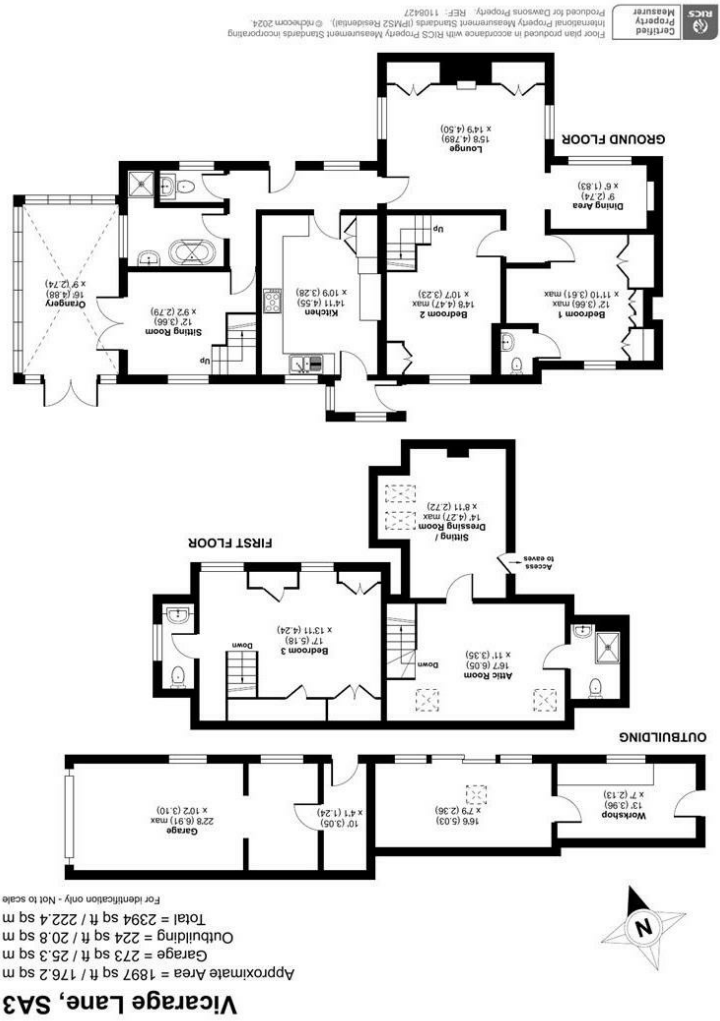
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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





GENERAL INFORMATION

A rare opportunity to purchase an extended traditional Gower property in Llangennith. Situated on Vicarage Lane and enjoying panoramic views across countryside and out to sea, this well presented family home offers the opportunity to enjoy an idyllic Gower lifestyle. The accommodation comprises hallway, lounge, dining room, kitchen, WC, bathroom, sitting room, orangery and two bedrooms to the ground floor and one further bedroom with ensuite up a set of stairs from the sitting room. There is a further set of stairs that leads to an attic room with another ensuite and a further reception room. The property boasts many features, a larger than average garden with garage and further outbuildings, ripe for conversion subject to relevant planning. EPC - E Council Tax Band - F Tenure - Freehold

FULL DESCRIPTION

Entrance Hallway

The property is entered via a double glazed door. Double glazed window to the front. Radiator. Tiled floor. Doors into the lounge, kitchen, bathroom and sitting room. Door into:

Cloakroom

Two piece suite comprising low level WC and wash hand basin set into a wall mounted storage cupboard. Radiator. Partly tiled walls. Tiled floor. Double glazed obscure glass window to the front.

Bathroom

Three piece suite comprising wall mounted wash hand basin, built-in shower cubicle and double ended roll top bath. Traditional style radiator. Fully tiled walls. Tiled floor. Double glazed frosted glass internal window to the side.

Sitting Room

Double glazed window to the side with countryside views. Stairs leading up to bedroom three. Radiator. Tiled floor. Double glazed patio doors into:

Orangery

Of double glazed construction with dwarf wall and glass roof lantern. Wood effect flooring. Double glazed French doors leading out onto the garden.

Kitchen

Fitted with a range of wall and base units with complementary work surfaces incorporating one and a half bowl sink unit with drainer. Integrated fridge and dishwasher. Plumbing for a washing machine. Space for a range cooker with concealed extractor hood over. Floor standing central heating boiler. Radiator. Partly tiled walls. Tiled floor. Double glazed window to the side. Glazed wooden door into a porch with a double glazed door, two double glazed windows, tiled walls and tiled floor.



Lounge

Double glazed window to the rear overlooking the garden and boasting lovely sea views beyond. Double glazed window to the front. Feature stone fireplace housing a log burner with a tiled hearth. Built-in alcove storage cupboards. Radiator. Archway through to dining area with double glazed window to the side. Display shelf with exposed stone surround. Radiator, Door into internal hallway, which has doors into:

Bedroom One

Double glazed window to the side. Built-in wardrobes. Radiator. Door into: ensuite WC with a two piece suite comprising low level WC and pedestal wash hand basin. Partly tiled walls. Wood effect flooring.

Bedroom Two

Double glazed windows to the side with countryside views. Built-in wardrobe. Radiator. Staircase leading up to:

Attic Room

Two skylights offering countryside views. Radiator. Vaulted ceiling with exposed beams and restricted headroom. White washed stripped floorboards. Door into ensuite shower room. Door into:

Sitting/Dressing Room

Fold-out Juliet style skylights boasting breath taking countryside views. Eaves storage cupboards. Radiator. Vaulted ceiling with restricted headroom. White washed stripped floorboards. Door into:

Shower Room

Three piece suite comprising built-in tiled shower, low level WC and pedestal wash hand basin. Heated towel rail. Ceiling with exposed beam and restricted headroom. White washed stripped floorboards.

Bedroom Three

Two double glazed windows to the side. Two radiators. Vaulted ceiling with exposed beams and restricted headroom. Archway into ensuite with a two piece suite comprising low level WC and wash hand basin set into a vanity unit. Partly tiled walls. Wood effect flooring. Double glazed window to the rear offering views of the surrounding fields and also sea views.:

Externally

Gated access to a driveway offering parking for several vehicles and steps down to the entrance door. The remainder of the garden is laid mainly to lawn with a pathway running to the rear. Beyond this are fields. This area offers particularly attractive views of the countryside and sea views.

Outbuilding

Housing a garage with an up over door to the front, window to the side and an external wooden door. Door into a storage area currently used as a utility room with space for a chest freezer and upright freezer. A further sitting area with two double glazed windows and a double glazed sliding door to the side, tiled floor, a skylight and a further internal door leading into a workshop with work bench, shelving and an external door.

Services

Mains electricity. Current supplier - Ovo. Heating and hot water - oil. Mains water. Metered. Mains drainage and sewerage. Broadband. Current supplier - EE. Mobile. There are no known issues or restrictions for mobile coverage. Current supplier - Tesco (O2 network). You are advised to refer to the Ofcom checker for mobile signal and broadband coverage.

Additional Information

Solar panels - The vendor states that these are owned, that they produce an income of approximately £2,000 per annum and that they believe that there is a Microgeneration Certification Scheme certificate. We are waiting for supporting documents. 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 to seek advice and carry out further checks from an Asbestos Credited Specialist.

