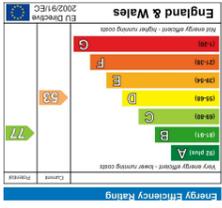


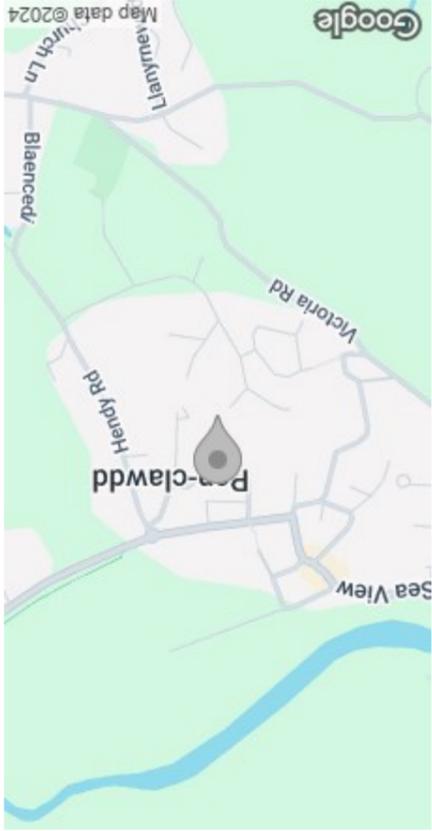


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

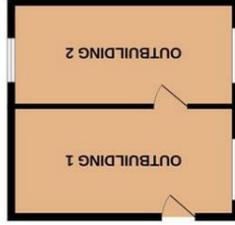
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of actual rooms and appliances should be used as such by any prospective purchaser. The services, systems and appliances shown have been tested and no guarantee is given as to their operation or efficiency cost. Plans are for information only and should not be used as such by any prospective purchaser. All dimensions and measurements are approximate and should be used as such by any prospective purchaser. Plans are for information only and should not be used as such by any prospective purchaser.



EPC



AREA MAP



GROUND FLOOR

FLOOR PLAN



**7 Golwg Y Mor**  
 Penclawdd, Swansea, SA4 3LN  
**Offers Over £400,000**



## GENERAL INFORMATION

Dawsons are delighted to bring to market an opportunity to acquire this beautiful three bedroom bungalow with breathtaking views over the Loughor estuary. This beautiful home is situated in the popular village of Penclawdd on the famous Gower Peninsula. The property briefly comprises hallway, cloakroom, lounge, open kitchen, sitting/dining room with french doors to a raised deck with stunning views over the estuary, a conservatory bathroom and 3 double bedrooms, one with ensuite. The property also benefits from driveway parking for several vehicles and 2 large outbuildings which are fully insulated and have lighting, electrics and plumbing making them great for a number of uses, home office/studio, gym. The bungalow boasts beautiful gardens, with multiple sit out areas to enjoy the surroundings.

The property is just a short walk from the heart of the village where you can enjoy cafés, ice cream parlours, fish and chips as well as supermarket store and many other amenities. Viewing is highly recommended.

EPC - E

Council Tax Band - D

Tenure - Freehold.

## FULL DESCRIPTION

### Ground Floor

#### Entrance Porch

The property is entered via a sliding double glazed door.

#### Hallway

Entered via into a double glazed door with obscured glass double glazed side panel. Hardwood flooring. Doors into the cloakroom, bedrooms, bathroom and lounge.

#### Cloakroom

7'4" x 6'5" (2.26m x 1.98m)

Double glazed window to front. Radiator.

#### Bedroom One

14'0" x 11'10" (4.27m x 3.63m)

Double Glazed window rear. Radiator.

#### Bathroom

5'4" max x 9'10" max (1.64m max x 3.00m max)

Three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with electric shower over and glass side screen. Radiator. Fully tiled walls. Tiled floor. Double glazed obscure glass window to the side.

#### Bedroom Two

11'1" x 10'6" (3.40m x 3.21m)

Double Glazed window front. Radiator. Door into:



#### En-Suite

Fitted with shower enclose with electric shower. Wash hand basin fitted and low level WC. Towel rail radiator. Obscured glass double glazed window to front.

#### Bedroom Three

11'1" x 8'9" (3.40m x 2.67m)

Double Glazed window front. Radiator.

#### Lounge

17'2" x 12'9" (5.24m x 3.91m)

Double glazed window to rear. Two radiators. Hardwood flooring. Door into:

#### Kitchen

14'7" x 9'10" (4.46m x 3.00m)

Fitted with a range of base and wall mounted units with comprising granite worktops incorporating one and a half bowl stainless steel sink and mixer tap. Includes a built-in slimline dishwasher, electric hob with overhead extractor unit and an electric double oven. Space for washing machine. Space for fridge freezer. Double glazed window to rear. Radiator. Open through to:

#### Sitting/Dining Room

14'6" x 11'5" (4.43m x 3.49m)

Double glazed french doors to rear sit out raised deck with beautiful views across the Loughor estuary. Double glazed window to side. Radiator. Freestanding wood burner with slate hearth. Double glazed french doors into:

#### Conservatory

9'9" x 9'5" (2.98m x 2.89m)

Of double glazed construction. Tiled floor. Double glazed french doors leading out onto the garden.

#### Externally

##### Front

Gated access to driveway providing parking for 3 vehicles.

##### Outbuilding 1

16'9" x 8'4" (5.13 x 2.56)

Entered via a double glazed door from the garden. Double glazed window to front. Insulated and fitted with lighting and electric sockets. Door into:

##### Outbuilding 2

16'11" x 7'10" (5.18 x 2.40)

Double glazed window to front and rear. Insulated and fitted with lighting, electric sockets and plumbing.

##### Garden

Gardens sweeping around the property featuring many walkways and sit out areas to enjoy the beautiful surroundings. An array of plants, flowers and borders making this any keen gardeners delight!

