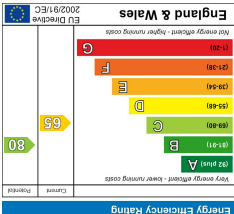
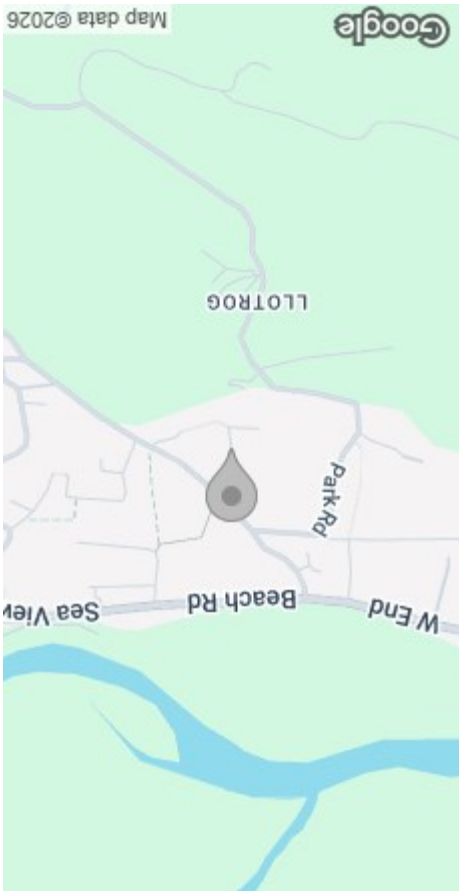


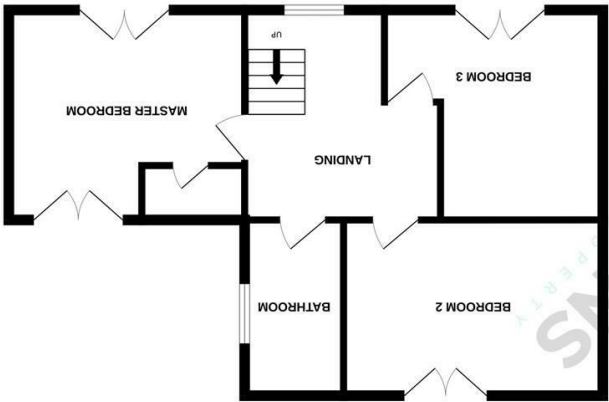
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



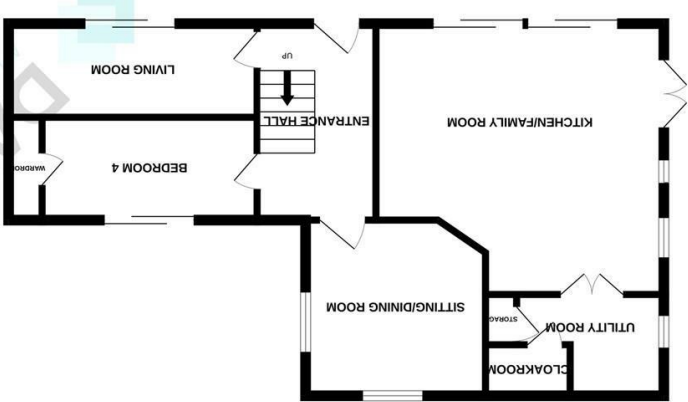
EPC



AREA MAP



1ST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





GENERAL INFORMATION

Set in an enviable elevated position with breath-taking panoramic views across Penclawdd and the estuary, this impressive four-bedroom modern home offers stylish and contemporary living throughout.

The property features a stunning open-plan living space, ideal for both family life and entertaining. The sleek, modern kitchen includes cleverly concealed doors to the utility room and cloakroom, maintaining a seamless finish, while bi-folding doors open onto a spacious veranda where you can fully enjoy the spectacular views.

A generous hallway and large windows create a bright and airy feel throughout. In addition to the main living area, there is a separate cosy lounge and a versatile fourth bedroom on the ground floor, perfect as a home office or dining room.

Upstairs, there are three well-proportioned bedrooms, including a superb master with en-suite, along with a modern family bathroom.

Externally, the sloped garden has been landscaped with decked seating areas positioned to make the most of the estuary outlook. The property also benefits from ample off-road parking, with a private driveway and additional spaces to the front.

A truly special home in a peaceful location – viewing is highly recommended to appreciate the exceptional setting and views.

FULL DESCRIPTION

Ground Floor

Hallway

Kitchen/Family Room  
27'3" x 23'0" (8.32 x 7.03)

Utility Room  
9'8" x 7'2" (2.96 x 2.20)

Cloakroom

Sitting/Dining Room  
13'5" x 10'5" (4.11 x 3.18)

Living Room  
23'1" x 11'8" (7.06 x 3.57)

Bedroom 4  
18'10" x 8'10" (5.75 x 2.70)

First Floor



Landing

Master Bedroom  
23'6" x 17'10" (7.17 x 5.45)

En-Suite  
9'1" x 3'10" (2.79 x 1.19)

Bedroom 2  
16'4" x 15'8" (4.98 x 4.78)

Bedroom 3  
23'6" x 14'9" (7.18 x 4.52)

Bathroom  
15'6" x 10'6" (4.74 x 3.21)

Externally

Parking

Driveway to side and further off road parking spaces to front.

Council Tax = F

Tenure = Freehold

EPC = D

Services

Heating System - Gas  
Mains gas, electricity, sewerage and water.

You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability

