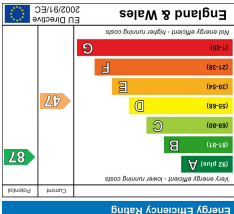
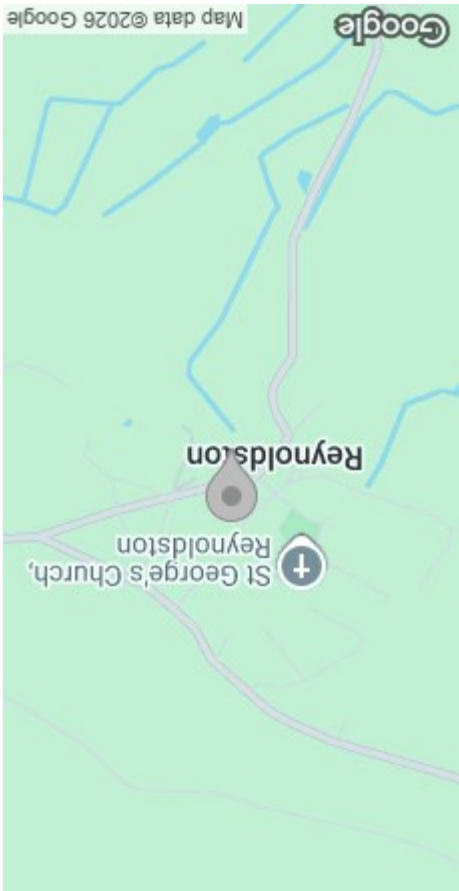


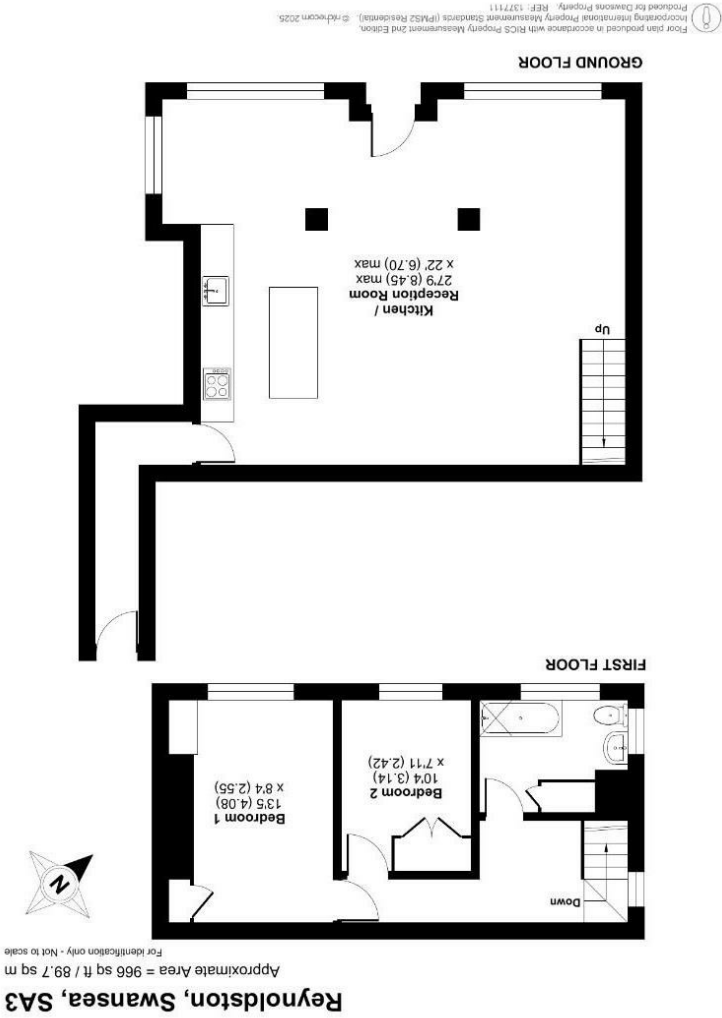
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



Lower Shop
Reynoldston, Swansea, SA3 1AD
Offers Over £275,000

2 1 1 E

GENERAL INFORMATION

Nestled in the sought-after village of Reynoldston, this delightful end-of-terrace cottage offers character, comfort, and a wonderful village lifestyle, just moments from award-winning beaches and stunning cliff-top walks on the Gower Peninsula.

The accommodation is beautifully arranged with a welcoming open-plan lounge and dining area leading seamlessly into a modern fitted kitchen, creating a bright and sociable living space ideal for both relaxing and entertaining.

To the first floor are two well-proportioned bedrooms and a contemporary bathroom, providing cosy and practical accommodation.

Externally, the property benefits from a private rear courtyard, perfect for enjoying a morning coffee or evening sunshine.

An ideal home, holiday retreat, or investment opportunity, this charming cottage combines village living with easy access to some of South Wales' most picturesque coastal scenery.

FULL DESCRIPTION

Entrance

Kitchen / Reception Room
27'9 max x 22' max (8.46m max x 6.71m max)

Hallway

Stairs To First Floor

Landing

Bedroom 1
13'5 x 8'4 (4.09m x 2.54m)

Bedroom 2
10'4 x 7'11 (3.15m x 2.41m)

Bathroom

Tenure
Freehold



Council Tax Band

E

EPC - E

Services

Mains electric, water & drainage.
There is a water meter.
There is no Gas at the property.
Broadband - the current supplier is Vodafone. The broadband type is ADSL.
Mobile - There are no known issues with mobile coverage using the vendors current supplier, EE.
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

