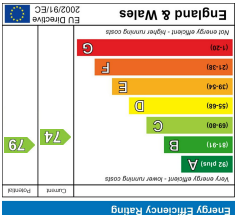


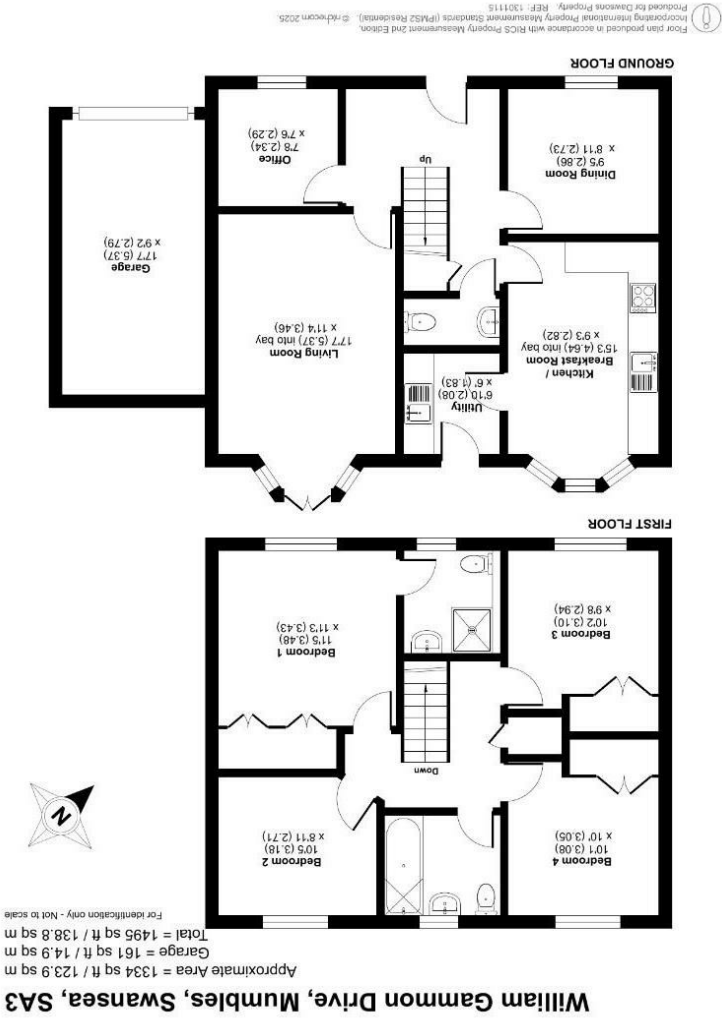
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

Situated within the sought-after coastal enclave of Limeslade, this beautifully presented four-bedroom detached home offers an exceptional blend of generous family living, versatile accommodation and an enviable seaside lifestyle. Just moments from the dramatic Gower coastline and within easy reach of the bustling heart of Mumbles, the property is perfectly positioned to enjoy spectacular coastal scenery, with cliff-top walks leading to Bracelet Bay, Langland Bay and Caswell Bay. The vibrant village of Mumbles offers an outstanding selection of independent boutiques, cafés, restaurants, wine bars and galleries, together with excellent schools and everyday amenities.

Step inside to a welcoming entrance hall that immediately sets the tone for the spacious accommodation beyond. The ground floor has been thoughtfully designed for modern family life, featuring a bright and comfortable bay-fronted lounge, creating the perfect space to relax or entertain.

The fitted kitchen with breakfast area forms the heart of the home, offering ample workspace and everyday dining, while the adjoining utility room keeps household life neatly tucked away. A separate dining room provides an elegant setting for family meals and celebrations, whilst the dedicated study offers an ideal home office, hobby room or playroom. Completing the ground floor is a convenient cloakroom/WC.

Upstairs, four well-proportioned bedrooms provide flexible accommodation for growing families. The principal bedroom benefits from a stylish en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom. Most bedrooms also feature fitted wardrobes, providing excellent built-in storage.

Outside, the fully enclosed rear garden has been designed for easy enjoyment, with a lawn and patio creating the perfect setting for al fresco dining, children's play or simply unwinding. To the front, a private driveway provides off-road parking and leads to an integral garage.

FULL DESCRIPTION

Entrance Hall

Office
7'8 x 7'6 (2.34m x 2.29m)

Living Room
17'7 into bay x 11'4 (5.36m into bay x 3.45m)

WC

Dining Room
9'5 x 8'11 (2.87m x 2.72m)

Kitchen/Breakfast Room
15'3 into bay x 9'3 (4.65m into bay x 2.82m)

Utility Room
6'10 x 6' (2.08m x 1.83m)

First Floor



Landing

Bedroom 1
11'5 x 11'3 (3.48m x 3.43m)

Ensuite

Bedroom 2
10'5 x 8'11 (3.18m x 2.72m)

Bedroom 3
10'2 x 9'8 (3.10m x 2.95m)

Bedroom 4
10'1 x 10' (3.07m x 3.05m)

Bathroom

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

Garage
17'7 x 9'2 (5.36m x 2.79m)

Tenure
Freehold

Council Tax Band
G

EPC - C

Services
Mains gas, electric, water & drainage. There is a water meter at the property. The current sellers have fibre broadband supplied via BT. Please refer to Ofcom checker for further information. The sellers have advised they currently have 5G mobile signal via EE. Please refer to Ofcom checker for further information.

