

GENERAL INFORMATION

A charming three-bedroom detached home with swimming pool, landscaped gardens, garage and garden room, situated in the sought-after village of Llanmadoc and enjoying wonderful countryside and estuary views.

Orchard Park offers spacious and versatile accommodation arranged over two floors and is ideally positioned within a short stroll of the Britannia Inn, local shop, church and Whitford Sands beach.

The ground floor comprises an entrance hall, generous reception room, separate music room, cloakroom, kitchen/breakfast room and attractive living room. The kitchen/breakfast room is fitted with a range of units and central island with breakfast bar, while the living room features a characterful stone fireplace housing a log burner and French doors opening to the front, enjoying lovely estuary views.

To the first floor are three well-proportioned bedrooms and a shower room.

Outside, a gated driveway provides parking for up to several vehicles and leads to a detached garage with up-and-over door, currently used as a workshop and for storage. The beautifully landscaped gardens are bordered by mature trees, shrubs and hedgerow and are laid predominantly to lawn, with a paved patio, private swimming pool and garden room. The garden room opens directly onto the patio, creating an excellent additional space for relaxing or entertaining.

The property benefits from oil-fired central heating and double glazing.

Llanmadoc is a much-loved village with a strong community spirit, offering a local shop, church, choir and drama groups, together with the popular Britannia Inn. Whitford Sands is within easy walking distance, while the surrounding Gower countryside provides an exceptional setting for enjoying the coastline and countryside.

Orchard Park offers a rare opportunity to acquire a spacious detached home in one of the Gower's most desirable village locations, combining attractive accommodation, beautiful views and exceptional outdoor space.

FULL DESCRIPTION

Entrance Hallway

Reception Room
15'7 x 9' (4.75m x 2.74m)

Music Room
10' x 9' (3.05m x 2.74m)

Inner Hallway

Cloakroom

Living Room
18'2 x 12'5 (5.54m x 3.78m)

Kitchen / Breakfast Room
28'1 max x 12'1 max (8.56m max x 3.68m max)

Stairs To First Floor

Landing



Bedroom One
12'3 x 10' (3.73m x 3.05m)

Bedroom Two
12'3 x 9'11 (3.73m x 3.02m)

Bedroom Three
10'8 x 8'11 (3.25m x 2.72m)

Shower Room

Garage
15'2 x 10'6

Garden Room
10'6 x 7'11 (3.20m x 2.41m)

Parking
Off road parking is available via the driveway and garage.

Tenure
Freehold

Council Tax Band
G

EPC - E

Services
Mains electric, water & drainage. There is a water meter.
Please note there is no mains gas at the property. Oil central heating.
The current sellers broadband is currently with BT. Please refer to the Ofcom checker for further coverage information. Current owners are not aware of any issues or restrictions for mobile phone coverage. Please refer to Ofcom checker for further information.
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability.

