Hafod Cock Street

Llangennith, Swansea, SA3 1JE

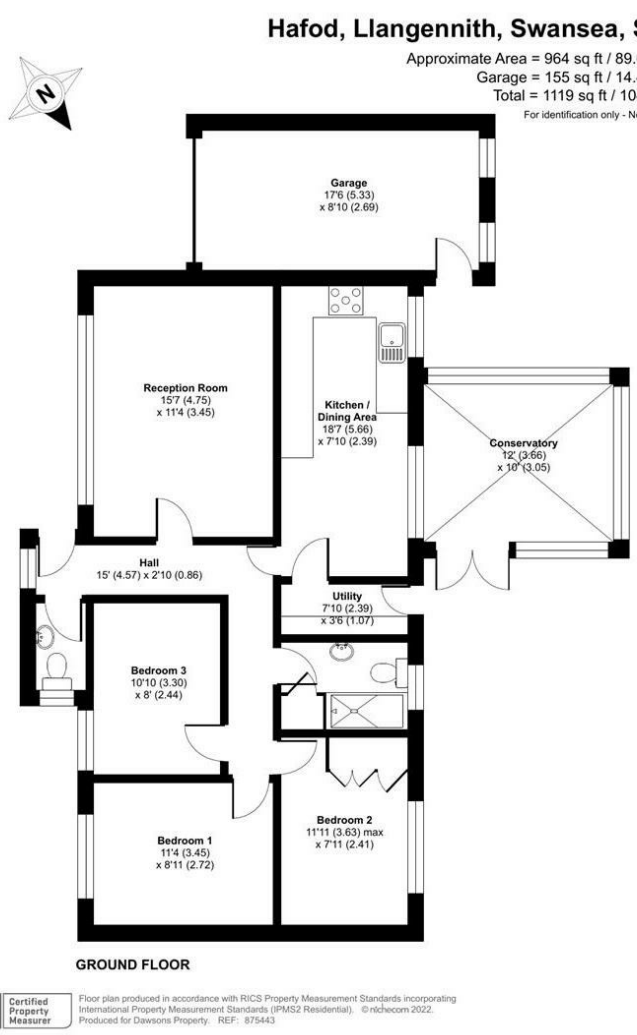
Asking Price £400,000

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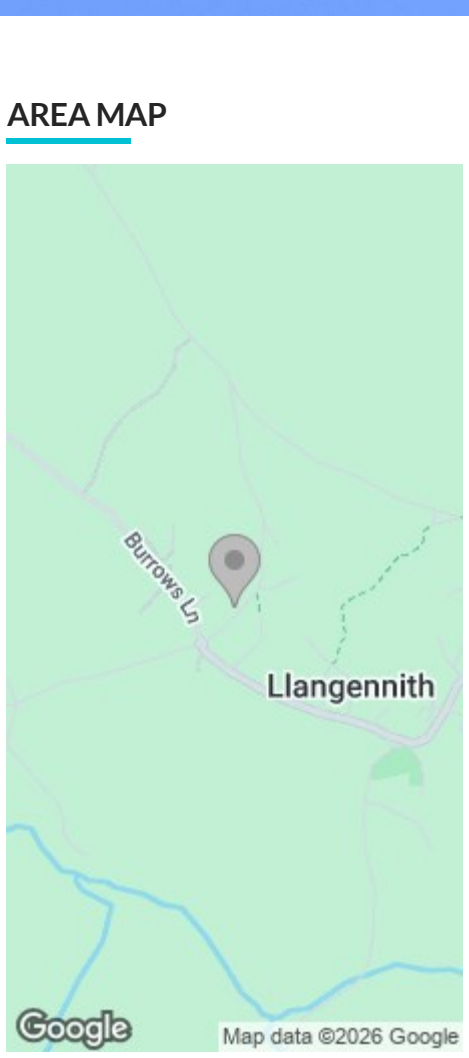
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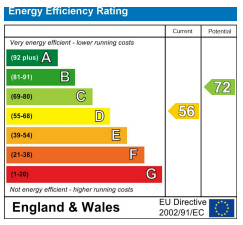
FLOOR PLAN



AREA MAP



EPC



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.

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GENERAL INFORMATION

A beautifully presented three-bedroom detached bungalow, built circa 1970, occupying a desirable position in the heart of Llangennith on the renowned Gower Peninsula. Situated within easy reach of the village green and St Cennyth Church, the property enjoys a peaceful village setting while being perfectly placed for coastal and countryside walks.

The well-proportioned accommodation is arranged over a single level and briefly comprises a welcoming entrance hall, a comfortable Lounge ideal for relaxing, and a fitted kitchen/dining area positioned to the rear of the property with direct access through to a bright conservatory overlooking the garden. A separate utility room offers a practical area for laundry while also providing extra storage space.

From the inner hallway, there are three bedrooms along with a modern family bathroom and an additional cloakroom for convenience.

Externally, the property benefits from lawned gardens to both the front and rear, complemented by mature trees and established planting, creating a pleasant and private outdoor space. A terrace area offers an ideal spot for al fresco dining, while off-road parking via the driveway leading to the garage.

Llangennith itself is a sought-after coastal village, offering a community atmosphere along with a local shop, public house, and popular places to eat. With the stunning beaches of the Gower and scenic walking routes nearby, this property presents an excellent opportunity for those seeking a coastal lifestyle.

Viewing is highly recommended to fully appreciate the setting and accommodation on offer.



FULL DESCRIPTION

Entrance Hall

Cloakroom

Reception Room
15'7 x 11'4 (4.75m x 3.45m)

Kitchen / Dining Room
18'7 x 7'10 (5.66m x 2.39m)

Utility Room
7'10 x 3'6 (2.39m x 1.07m)

Conservatory
12' x 10' (3.66m x 3.05m)

Bedroom 1
11'4 x 8'11 (3.45m x 2.72m)

Bedroom 2
11'11 max x 7'11 (3.63m max x 2.41m)













Bedroom 3
10'10 x 8' (3.30m x 2.44m)

Shower Room

Parking
Parking is available at this property via the gated driveway and garage to the front.

Garage
17'6 x 8'10 (5.33m x 2.69m)

Tenure
Freehold







Council Tax Band
F

EPC - D

Services
Mains electric, water & drainage. There is a water meter.
Broadband is available at this property. 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.





