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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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.

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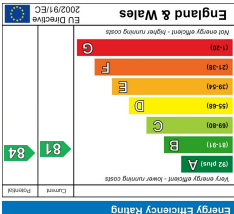


FLOOR PLAN



AREA MAP

EPC



GENERAL INFORMATION

This property provides generous and versatile family accommodation arranged over two floors, with a welcoming entrance hall leading to a WC, spacious open-plan living and dining room, and a bright sun room with French doors opening directly onto the rear garden. The ground floor is further enhanced by a fitted kitchen/breakfast room, utility room, separate laundry room and study, providing excellent flexibility for modern family living and home working.

To the first floor are four well-proportioned bedrooms, with the principal bedroom benefiting from a private en-suite shower room, together with a family bathroom.

Externally, the property is approached via a gated driveway providing parking for two vehicles, complemented by a lawned front garden and useful side access. The rear garden is a particular feature, being level, enclosed and predominantly laid to lawn, with a patio seating area providing an ideal space for outdoor dining, entertaining and enjoying the surrounding countryside. There is also rear access from the back garden.

The location is particularly appealing, with Scurlage providing a peaceful village setting whilst being within easy reach of the beautiful Gower coastline, sandy beaches and scenic cliff-top walks. The property also falls within the Bishopston Comprehensive School catchment area, subject to the usual admissions criteria.

FULL DESCRIPTION

- Porch
- Entrance Hall
- Living / Dining Room
21'4 x 14'3 (6.50m x 4.34m)
- Sun Room
11' x 10'10 (3.35m x 3.30m)
- Kitchen / Breakfast Room
19'2 x 9'5 (5.84m x 2.87m)
- Utility Room
8'11 x 8'2 (2.72m x 2.49m)
- Laundry Room
10'11 x 7'11 (3.33m x 2.41m)
- Study
10'11 x 9'1 (3.33m x 2.77m)



- Wc
- Stairs To First Floor
- Landing
- Bedroom 1
13'10 x 10'11 (4.22m x 3.33m)
- Ensuite
- Bedroom 2
14'8 x 13'2 (4.47m x 4.01m)
- Bedroom 3
14'8 x 8'3 (4.47m x 2.51m)
- Bedroom 4
9'9 x 7'10 (2.97m x 2.39m)
- Bathroom
- Parking
Off road parking is available via the driveway to the front of the property.

Tenure - Freehold
Council Tax Band - D
EPC - B

Services
Mains electric, water & drainage, there is no gas at the property. Oil Central heating.
The current sellers broadband is currently with BT at current speed of 900Mbps. 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.
Solar photovoltaic panels are installed at the property. The system is owner-owned, and the owner benefits from the feed-in tariff.
An electric vehicle (EV) charging point is installed at the property.

