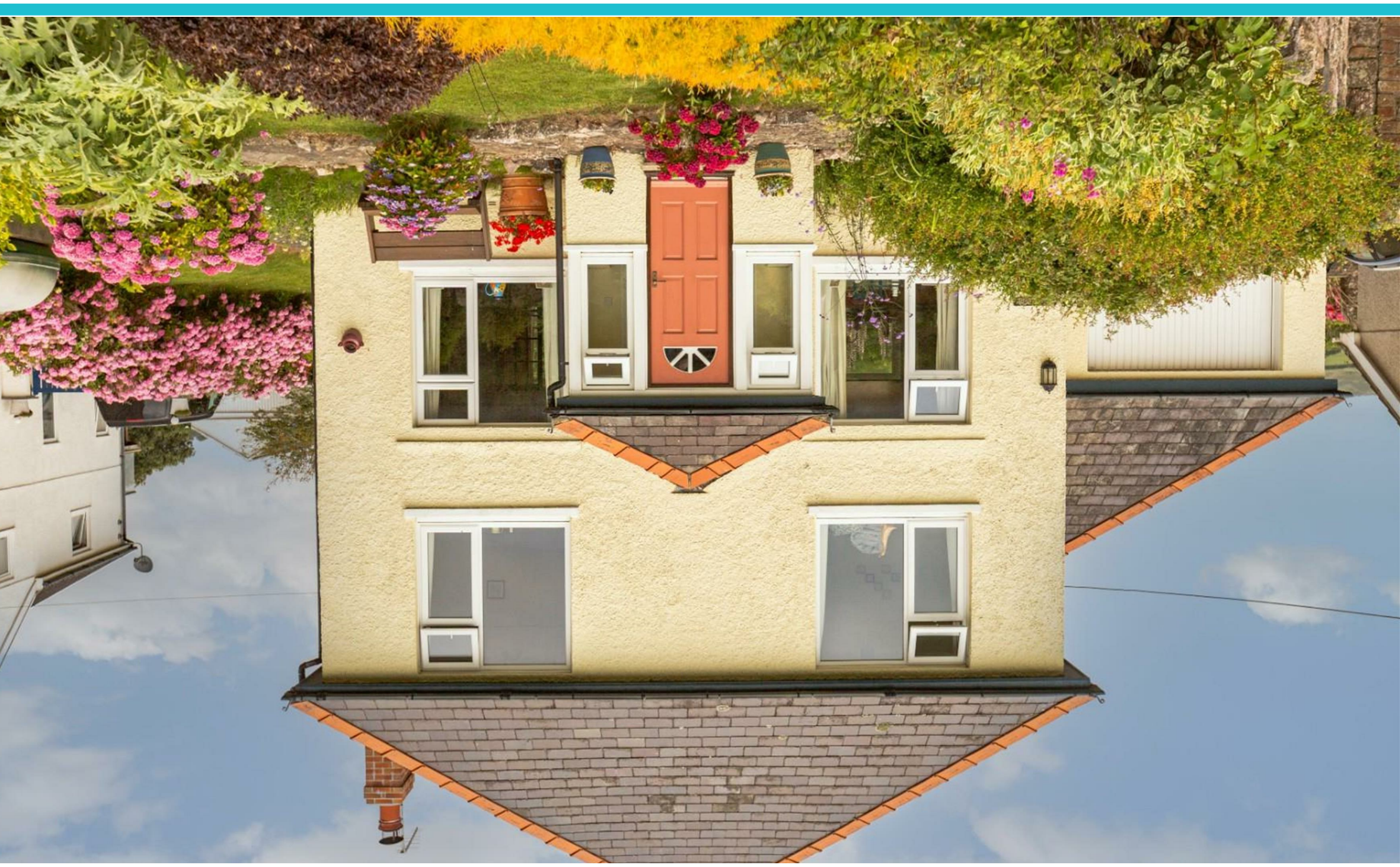
Heatherdale

Llangennith, Swansea, SA3 1HU

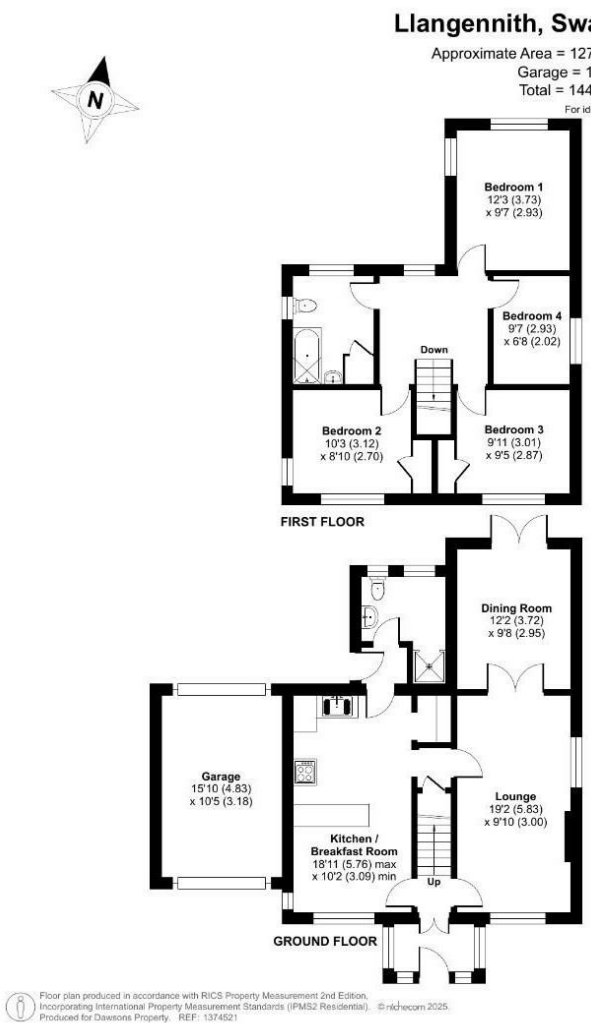
Asking Price £495,000

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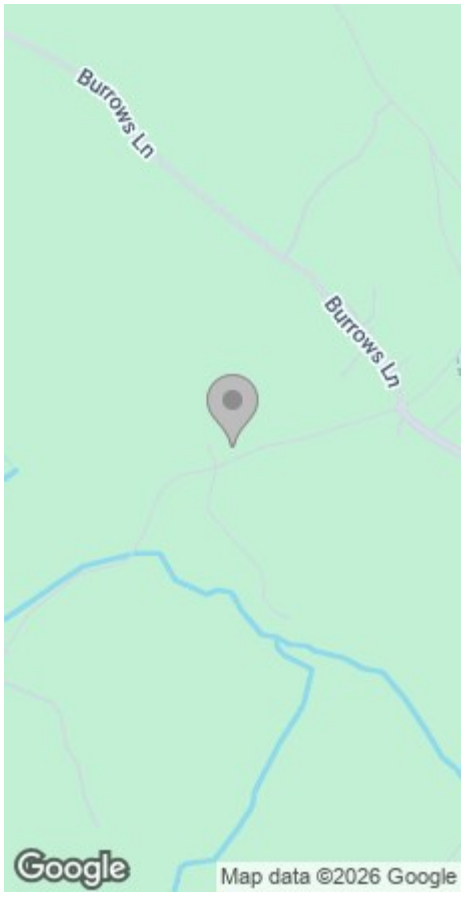
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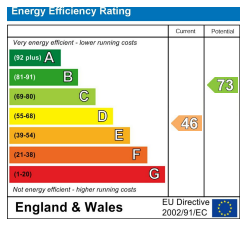
FLOOR PLAN



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

Situated in the sought-after village of Llangennith, just moments from stunning beach walks, a popular village shop and welcoming local pub, this traditional detached family home offers an enviable blend of coastal living and countryside tranquillity. Set within generous, level and beautifully mature gardens, the property enjoys peaceful views over the surrounding countryside.
The accommodation briefly comprises an entrance porchway leading into two well-proportioned reception rooms, one featuring a cosy log burner. The spacious kitchen/breakfast room provides an ideal setting for family dining, complemented by a useful cloakroom.
To the first floor are four good-sized bedrooms and a family bathroom, offering ample space for a growing family or visiting guests.
Externally, the property boasts mature front gardens and a tandem garage. The impressive rear garden is a particular highlight—level, private and planted with a variety of established shrubs and trees, creating a wonderful outdoor haven.
Internal viewing is highly recommended to fully appreciate this delightful home and its superb village location. CHAIN FREE.







FULL DESCRIPTION

Entrance Porch

Hallway

Lounge
19'2 x 9'10 (5.84m x 3.00m)

Dining Room
12'2 x 9'8 (3.71m x 2.95m)

Kitchen / Breakfast Room
18'11 max x 10'2 min (5.77m max x 3.10m min)

Porch

Shower / Utility Room

Stairs To First Floor

Landing













Bedroom 1
12'3 x 9'7 (3.73m x 2.92m)

Bedroom 2
10'3 x 8'10 (3.12m x 2.69m)
Built in wardrobe.

Bedroom 3
9'11 x 9'5 (3.02m x 2.87m)
Built in wardrobe.

Bedroom 4
9'7 x 6'8 (2.92m x 2.03m)

Bathroom

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

Garage
15'10 x 10'5 (4.83m x 3.18m)

Tenure
Freehold

Council Tax Band
F

EPC - E

Services
Mains electric, water (billed) & drainage.
The sellers currently do not have broadband connected. 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.





