2 Kittle Green

Kittle, Swansea, SA3 3JX

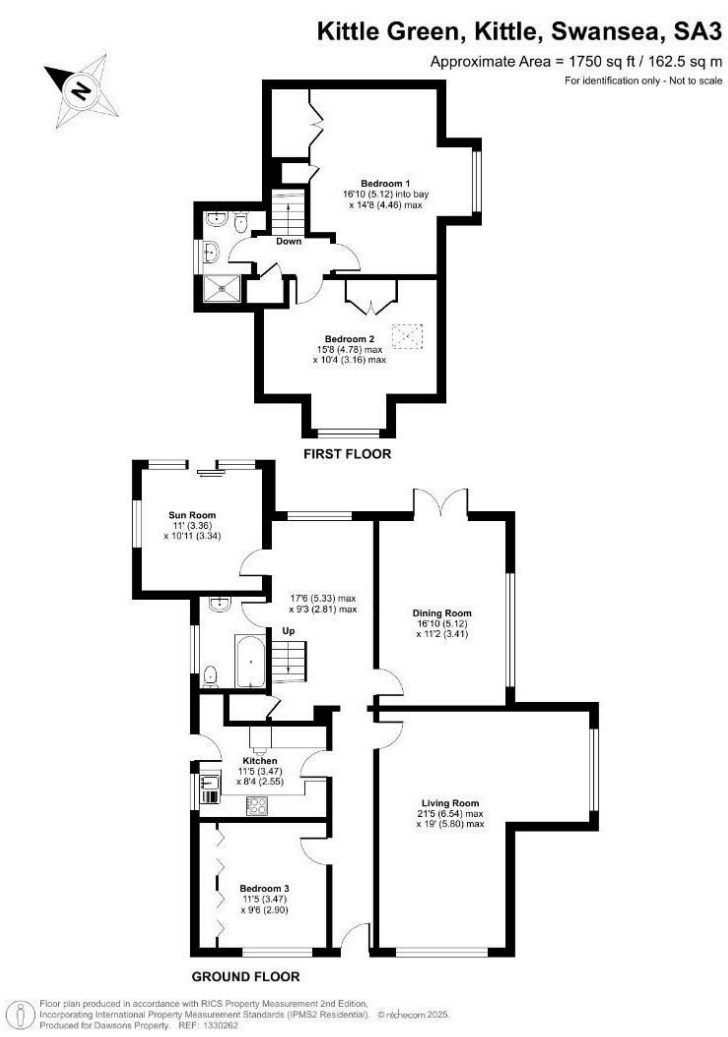
Asking Price £500,000

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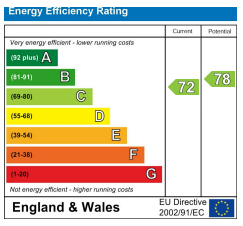
FLOOR PLAN



AREA MAP



EPC



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GENERAL INFORMATION

Nestled in the desirable village of Kittle, this delightful detached family home offers an ideal blend of countryside charm and coastal convenience. Just a stone's throw from local shops and amenities, the property also falls within the sought-after catchment area for Bishopston Comprehensive School—making it a perfect choice for families. The property is equally suited as an ideal home for retirement, with a downstairs bedroom and additional bedrooms on the first floor for visiting friends and family.

This well-proportioned home is also ideally situated for enjoying the best of Gower living. It is surrounded by National Trust land with views and direct walks down the stunning Bishopston Valley to the beautiful secluded beach at Pwll Du. It is also short drive to the picturesque beaches of South Gower, such as the famous Three Cliffs Bay, and the vibrant village of Mumbles with its boutique shops, restaurants, and seafront promenade.

Accommodation comprises:

A welcoming spacious entrance reception hall with stairs to the first floor and doors leading to a generous L-shaped living room, a separate dining room, a fitted kitchen, and a sun room ideal for relaxing or entertaining. The ground floor also features a versatile bedroom and a family bathroom.

Upstairs, the first floor offers two well-sized bedrooms and a shower room, making for comfortable and flexible living.

Externally:

The property is set back with a front garden, bordered by mature shrubs and trees, offering a pleasant degree of privacy and curb appeal. To the rear, a level and enclosed garden, also laid to lawn, provides an ideal space for children to play or for enjoying sunny days outdoors.

A rare opportunity to acquire a family home in this popular Gower location, early viewing is highly recommended.



FULL DESCRIPTION

Entrance Hall

Living Room
21'5 max x 19' max (6.53m max x 5.79m max)

Kitchen
11'5 x 8'4 (3.48m x 2.54m)

Bedroom 3
11'5 x 9'6 (3.48m x 2.90m)

Reception Hall
17'6 max x 9'3 (5.33m max x 2.82m)

Dining Room
16'10 x 11'2 (5.13m x 3.40m)

Sun Room
11' x 10'11 (3.35m x 3.33m)

























Bathroom

Stairs To The First Floor

Landing

Bedroom 1
16'10 into bay x 14'8 max (5.13m into bay x 4.47m max)

Bedroom 2
15'8 max x 10'4 max (4.78m max x 3.15m max)

Shower Room

Parking
Parking available via driveway and garage.

Tenure
Freehold

Council Tax Band
F

EPC - C

Services
Mains gas, electric & water, There is a septic tank and soakaway,
Broadband - the current supplier is Virgin Media. Mobile - There are no known issues with mobile phone coverage using the vendors supplier, Vodafone.
You are advised to refer to the Ofcom checker for information regarding mobile signal & broadband coverage.