Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

Eynons Ford Lane
Reynoldston
Swansea
City And County of Swansea

£190,000











- A Rare Opportunity To Purchase A Beautifully Appointed & Renovated Detached Bungalow
- Situated Within A Breathtaking And Highly Desirable Heart Of Gower Location
- Two Double Bedrooms & Stylish Modern Shower Room
- High Quality Vaulted Beamed Ceilings & Cottage Style Doors Throughout
- Private South/West Facing Rear Garden With Feature 'Bandstand' Terrace
- Ample Off Road Vehicle Parking To Front
- LPG Central Heating & Double Glazing
- Freehold Tenure & No Onward Chain

Ref: PRM12437

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Viewing Instructions: Strictly By Appointment Only

General Description

NOTICE OF OFFER

Property address - The Bungalow - SA3 1AL. By order of the mortgagees in possession, we would advise that an offer has been made for the above property in the sum of £172,500

Any person wishing to increase on this offer should notify the selling agents of their best offer either prior to exchange or within the next 7 days which ever is sooner

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Accommodation

Entrance Hall

Entered via a glass-panelled timber entrance door. Featuring high-quality stone-effect ceramic tiled flooring, single panel radiator, and access to the loft space. Plumbing and space for automatic washing machine, dishwasher, and freestanding freezer. Double glazed timber window to the front elevation.

Open Plan Kitchen / Dining / Sitting Room (19' 3" x 13' 1") or (5.88m x 3.98m)

An eye-catching, light-filled living space featuring a high vaulted ceiling with attractive exposed open timber beams. High gloss stone-effect ceramic tiled flooring throughout. Three single panel radiators. Double glazed uPVC patio doors to the rear elevation opening directly onto the terrace.

Kitchen Area

Well-appointed with a contemporary range of base storage units in a clean white finish with premium solid white quartz work surfaces over. Inset stainless steel sink unit with matching stainless steel mixer taps. Integrated four-ring gas hob with a stainless steel extractor hood situated over. Tiled splash backs.

Bedroom 1 (13' 1" x 8' 6") or (4.00m x 2.60m)

A comfortable double bedroom featuring a striking vaulted ceiling. Stone-effect ceramic tiled flooring. Single panel radiator. Double glazed timber window to the front elevation.

Bedroom 2 (9' 9" x 9' 2") or (2.96m x 2.80m)

Double glazed timber window to the side elevation. Feature vaulted ceiling with exposed character timber beams. Stone-effect ceramic tiled flooring. Single panel radiator.

Shower Room

A stylish, modern three-piece suite in white comprising a low-level Heritage style WC, matching pedestal wash hand basin, and a fully tiled floor-level walk-in shower cubicle featuring a fixed glass privacy screen and a brushed stainless steel shower unit. Complimentary white ceramic wall tiling and contrasting stone-effect ceramic floor tiles. Extractor fan. Heated towel rail. Frosted double glazed timber window to the side elevation.

EXTERNALLY

To The Front: The property is approached via a low-maintenance frontage laid to a generous decorative chipping area providing comfortable off-road parking for multiple vehicles, alongside a paved sun terrace. Side pedestrian access leads to the rear.

To The Rear: A highly private, enclosed rear garden enjoying a desirable South/West facing aspect. The garden is primarily laid to a neat lawned area with a spacious paved patio terrace, perfectly completed by a unique glass-roofed timber 'Bandstand' structure, providing an ideal space for outdoor dining and entertaining.

Services

Mains electricity, mains drainage, mains water

EPC Rating:5

Tenure

We are informed that the tenure is Freehold

Council Tax

Band D



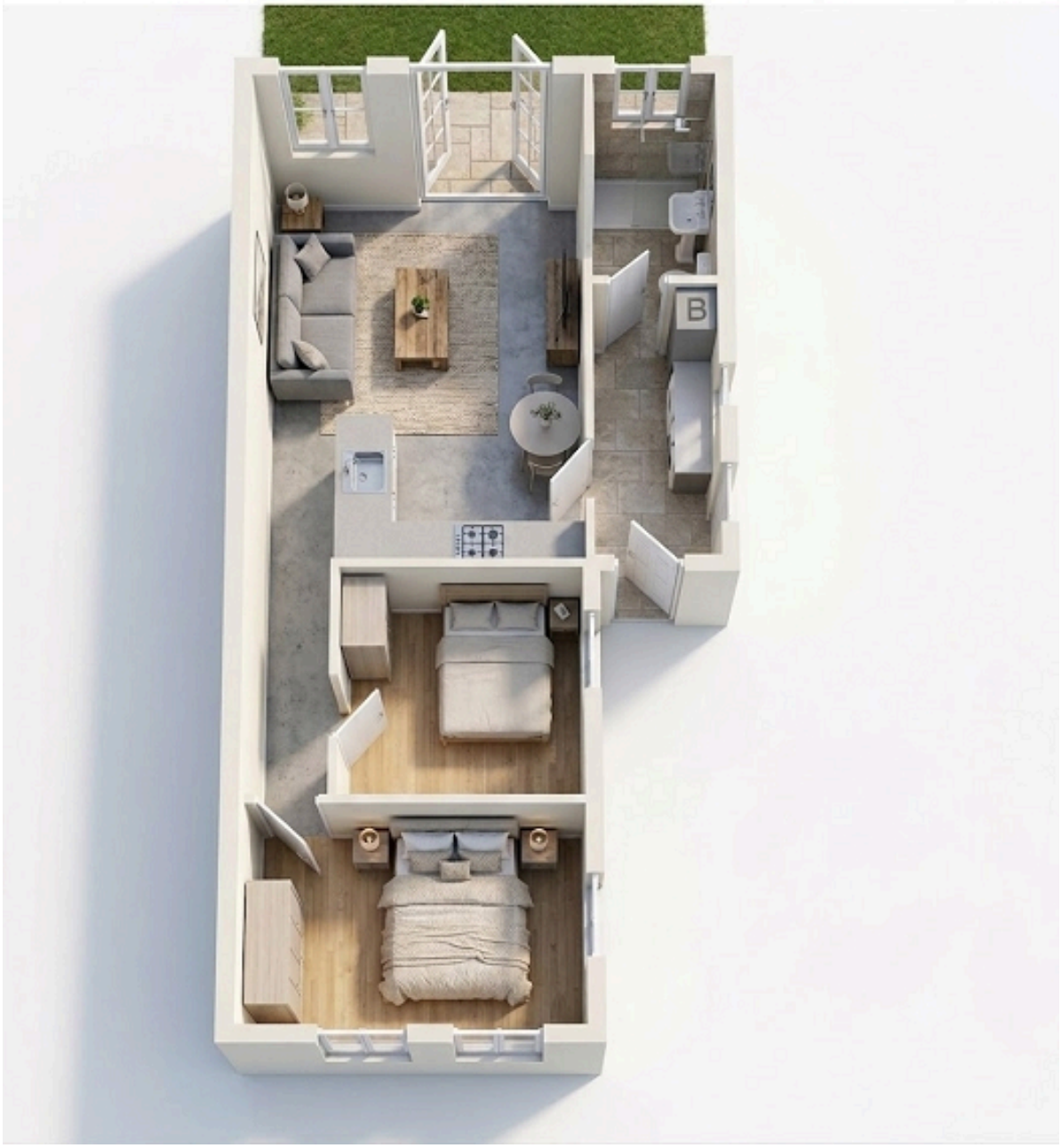









GROUND FLOOR



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