

The Moorings, 35 Gowerton Road, Three Crosses, SA4 3PY



A beautifully finished family home in Three Crosses, Gower, offering 1,978sqft of living accommodation which is flooded with natural light and boasts lovely countryside views to the rear.

There are four bedrooms and a loft room and two bathrooms. The ground floor is perfect for family life with a lovely kitchen family room across the rear of the house leading out onto the West Facing decked sun terrace. There is a spacious double reception room, a snug and a study.

With plenty of parking to the front of the property, an electric car charging point and an integral garage there is ample room for a number of cars to park off street.

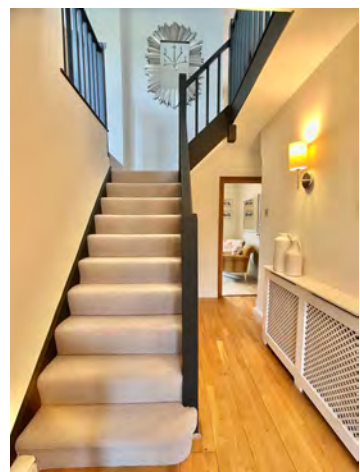
The rear garden is gorgeous and private with open countryside to the rear. It has a raised deck across the rear of the house with a couple of steps down to the lawn. The garden is West facing.

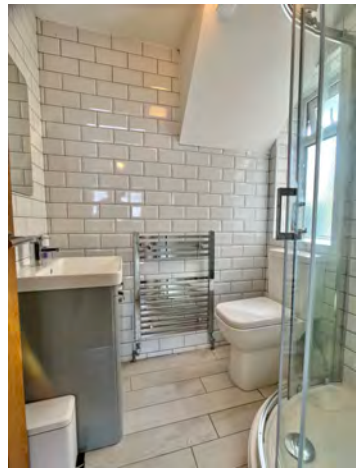


£595,000 LEASEHOLD



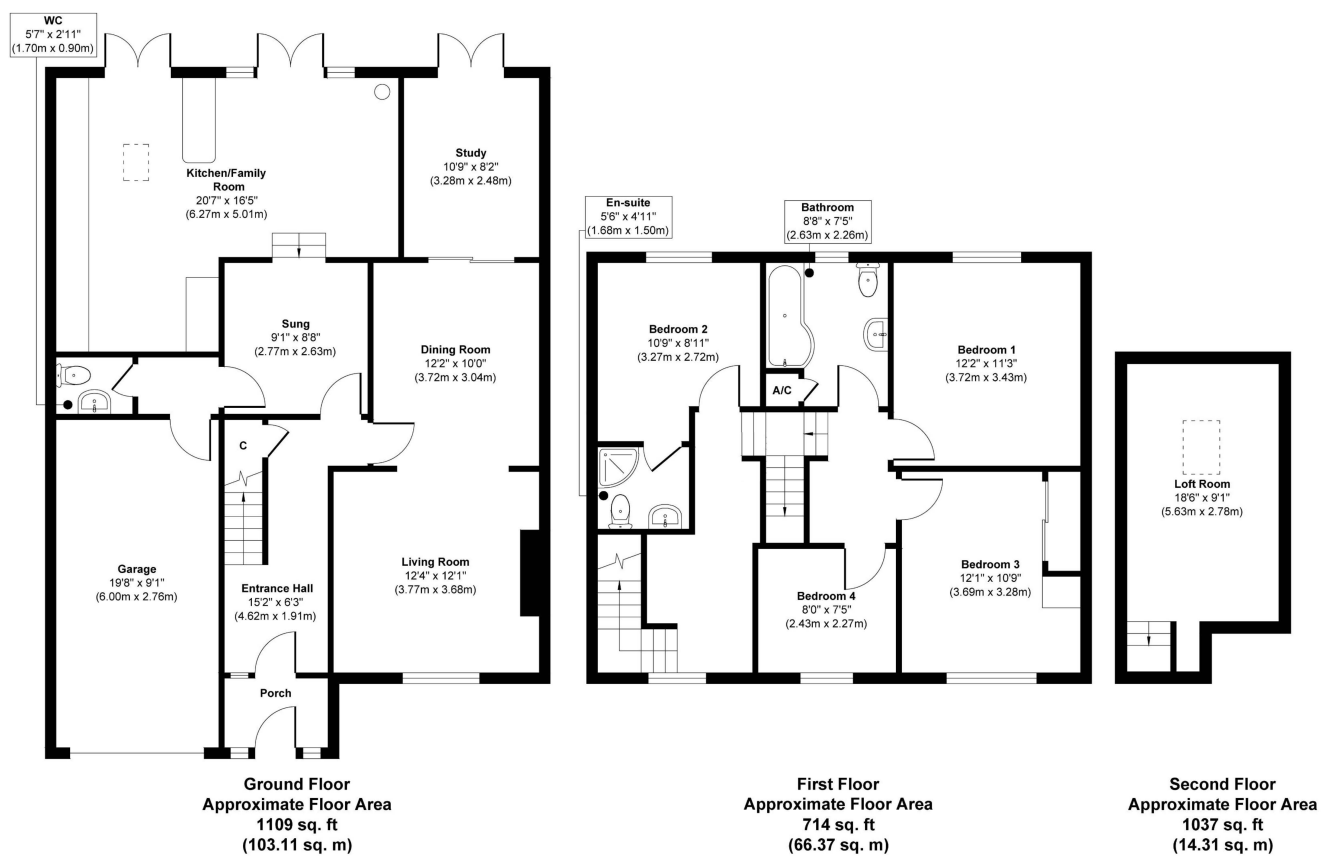








## The Moorings, Three Crosses



The property is FREEHOLD

The property is connected to all mains services and the central heating is fired by gas.

The council tax band is E (£2,467p.a.)

The EPC rating is TBC

**Approx. Gross Internal Floor Area 1978 sq. ft / 183.79 sq. m (Including Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

The property is accessed off Gowerton Road. The driveway is walled to the front and the off street parking is block paved, and leads to an integral garage.

The front door leads into a porch which in turn leads into an attractive, spacious entrance hall with stairs rising to the first floor.

The main living room is a double room and has a large window to the front elevation and a feature fireplace. At the rear of the living room there is a sliding door which leads to a spacious study/snug with French doors leading out to the rear sun terrace.

The kitchen family room is a beautiful bright room that stretches across the rear of the house. The kitchen is contemporary and fully fitted with a breakfast bar and there is a log burner in the dining area. There are two sets of French windows leading out to the rear garden.

On the first floor there are four bedrooms, one ensuite and a family bathroom, both are modern and a high quality of finish.

On the second floor there is a loft room which is utilised by the current owners as a fifth bedroom.







Three Crosses is a popular and friendly village in Gower with a strong sense of community and a situation that allows easy access to both the beaches of Gower (all within 11 miles), the city of Swansea (7 miles) and the M4 at Penllergaer (6.2 miles).

Three Crosses has excellent village amenities such as post office, shop, pubs, primary school and park.

The Gower Peninsula was designated as the UK's first Area of Outstanding Natural Beauty back in 1956, and we're glad to say it's still the nation's favourite – as 'Which?' readers voted it the best AONB in Wales in October 2020!

The Gower Peninsula is a rich and varied environment which is as ecologically diverse as it is beautiful (and we're not just saying that!) – from open, wild moors and dramatic limestone cliffs to golden, sandy beaches. Gower is a geological goldmine with inspiring landscapes and a captivating coastline.





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Whilst every effort has been made to ensure these details are accurate, they are for illustrative purposes only and should be read as a guide and not relied upon. Internal floorplans may be subject to alteration. Dimensions listed are maximum and approximate. Computer generated images are for illustrative purposes only.

