

THE
GREENROOM
ESTATE AGENCY

Land at Berthlwyd Isaf Farm, Penclawdd Road, Gowerton, SA4 3RA



For guidance only

£250,000 FREEHOLD

Approximatey 29 acres of well maintained agricultural land located on either side of the Penclawdd Road about 1.5 miles west of Gowerton.

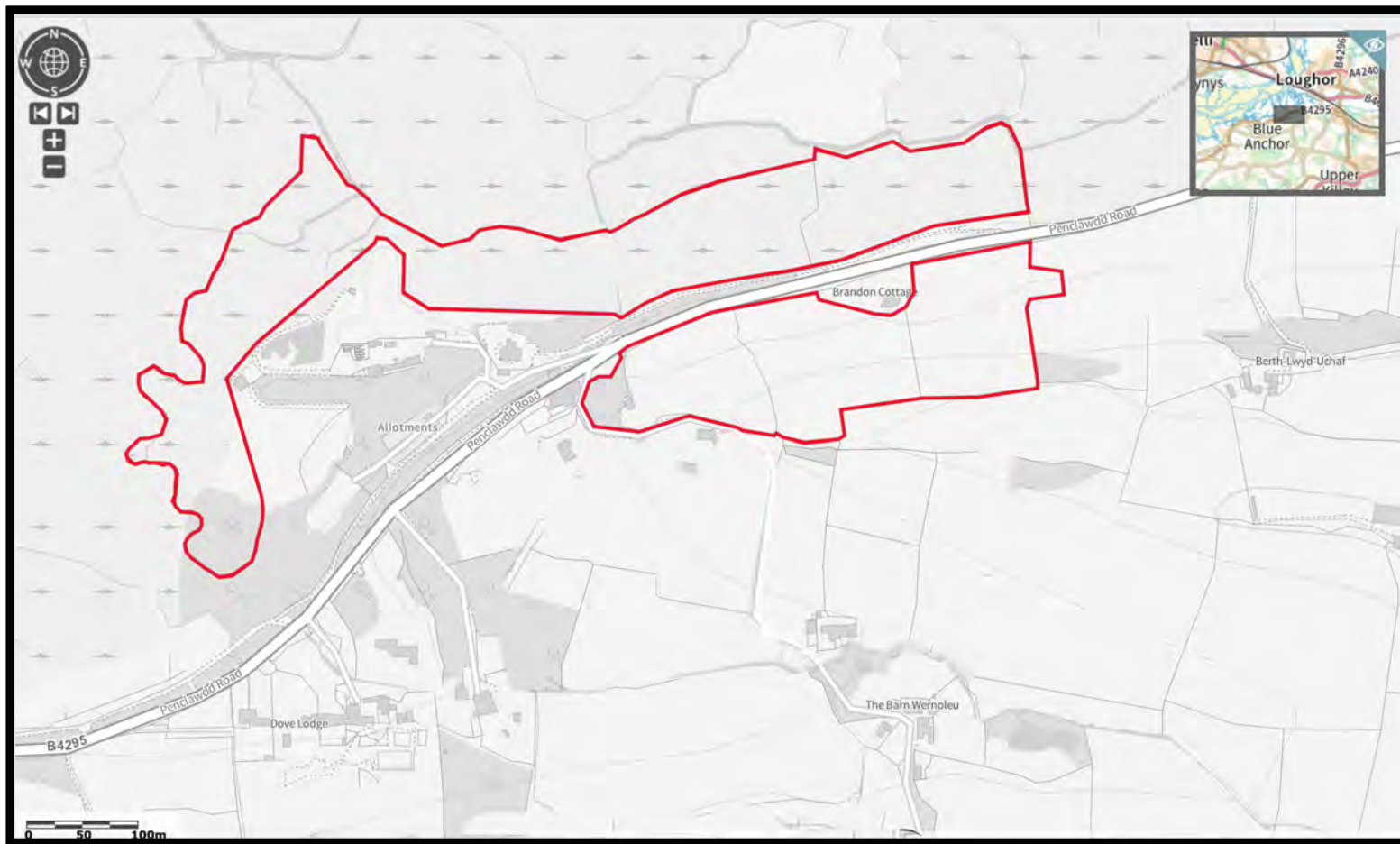
To the South of the Gowerton Road there are approximately 12 acres of grazing land arranged in 9 fields and a small amount of woodland (approx 0.5 acres).

To the North of the Penclawdd Road there is approx 17 acres of salt marsh land adjoining the Lougher Marsh.

The land is offered with vacant posession.







The land is nestled in a stunning coastal setting between Penclawdd and Gowerton in North Gower with the Loughor Estuary forming the backdrop to the land.

Swansea is 3.6 miles from the farm.

Penllergaer Services - M4 - 6.1 miles.

Llanelli is 7.8 miles.

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.

Penclawdd was once a thriving seaport exporting goods from the local copper works, the coal mines and of course its famous seafood, from the Loughor estuary. Rows of little terraced houses, with fantastic views, line the roads in the centre of the village and although the copper works and mines closed a long time ago, "Penclawdd Cockles" are still renowned today, although most of the industry is now located in the nearby villages of Crofty and Llanmorlais on the Gower Peninsula. The area known as Blue Anchor, you would expect to be quite near the sea, but it is in fact located above Penclawdd and named after a long established pub (now demolished), that stood on a bend on the old Penclawdd to Three Crosses road. Penclawdd is located conveniently for the attractions of town life, Swansea being around 15 minutes away, but also rural enough that a selection of Gower's beaches are only 15 mins drive in the opposite direction and of course, being along side an estuary, attracts lots of marine and bird life too.

Nestled in the heart of Swansea, Gowerton is a thriving community known for its rich history, picturesque landscapes, and vibrant culture. Explore our website to discover the services, events, and initiatives that make Gowerton a wonderful place to live. Gowerton/Tregwyr is a village about 4 miles north west of the centre of Swansea. Gowerton is known as the gateway to Gower and was originally called Ffosfelin. In 1980 the Welsh National Eisteddfod was held at the Elba Complex in the village. The Eisteddfod stone is located on the roundabout on the B4295 road to Penclawdd.



01792 986099

info@thegreenroomhomes.com

www.thegreenroomhomes.com



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.

