



44 Gowerton Road, Penclawdd, SA4 3XA

**Three Bedrooms
Two Bathrooms**

FREEHOLD

1,189 sqft

£399,995

A home where natural light floods through open-plan spaces and sunsets melt into the estuary...





Beautifully refurbished and full of natural light, 44 Gowerton Road offers striking estuary views, open-plan living, and a calm, modern aesthetic—just moments from the heart of Penclawdd.









44 Gowerton Road is an attractive and beautifully refurbished detached bungalow enjoying far-reaching views across the Loughor Estuary. Extending to approximately 1,189 sq ft, the property was fully modernised in 2021, creating a bright, contemporary home with thoughtful design, sociable open-plan living, and stunning natural outlooks.

To the front, there is off-street parking for several vehicles, along with a raised sun deck—the perfect spot to enjoy the evening light as it drifts across the water.

Step inside and you're welcomed into an impressive open-plan living/dining/kitchen space, running from the bay window at the front, which perfectly frames the estuary views, through to the French doors at the rear, opening onto the lawned garden. The kitchen is contemporary in style and features a sleek L-shaped island—ideal for both relaxed dining and entertaining.

Also on the ground floor are two double bedrooms, one of which features a striking circular bay window with water views, and a spacious, modern family bathroom with clean lines and generous proportions.

The first floor is dedicated to a luxurious principal suite, offering spectacular views, an en-suite shower room, and a walk-in wardrobe, creating a calm and private retreat.

Outside, the rear garden is a good size and mainly laid to lawn, with plenty of room for outdoor enjoyment or family play.

With its elevated position, exceptional outlook, and stylish finish throughout, 44 Gowerton Road offers a rare opportunity to enjoy estuary living in comfort and style.





The Property is FREEHOLD

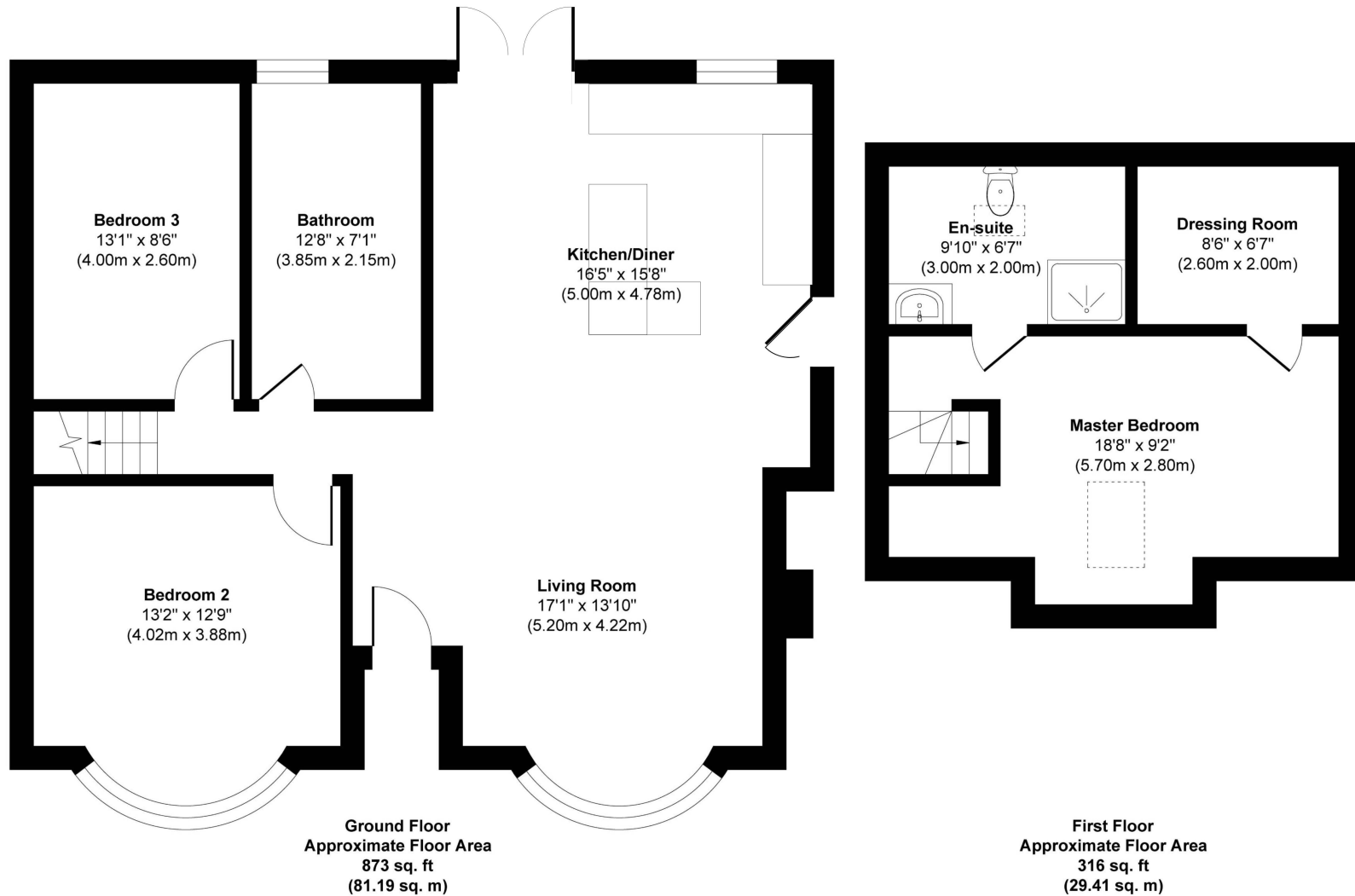
The property is connected to all mains services and the central heating is fired by gas.

The Council tax is Band E (£2,619 p.a.)

The EPC rating is TBC









The Location

Located on the edge of Penclawdd, 44 Gowerton Road enjoys one of the area's finest natural outlooks, with open views across the Loughor Estuary. This peaceful setting offers the best of village life, with local shops, cafés, and the ever-popular Penclawdd butchers and bakery just a short stroll away.

Excellent access to Gower's beaches and coastal walks

Approx. 7 miles to Swansea city centre (around 20 minutes by car)

Gowerton station (just over 2 miles away) offers connections to Cardiff and beyond

M4 (Junction 47) is within 5 miles, ideal for commuters

Within catchment for well-regarded local schools

A gateway to the Gower Area of Outstanding Natural Beauty, perfect for walking, cycling, and water sports

This is a property that combines a relaxed, coastal atmosphere with comfort, practicality, and a stylish modern finish.





THE GREENROOM

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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.