



37 Pennard Road, Kittle, Gower, SA3 3JY

Four Bedrooms
Two Bathrooms
Four Receptions

FREEHOLD

1,859 sqft

OFFERS IN THE REGION OF

£575,000



*A sophisticated family home with sunlit living spaces,
south-facing gardens, and a prime Cower village setting.*



A beautifully appointed four-bedroom family home set within generous gardens in the heart of Kittle village, offering versatile living spaces, stylish interiors, and superb outdoor areas ideal for family life and entertaining.

It offers four bedrooms, two bath-rooms and beautifully appointed living spaces, opening onto a wonderful south facing garden.









37 Pennard Road is a superb semi-detached family home extending to approximately 1,859 sqft, set within a generous 0.19-acre plot in the ever-popular Gower village of Kittle. The property offers exceptionally well-balanced accommodation arranged over two floors, with bright and spacious living areas that flow beautifully to the garden.

The ground floor is centred around a stunning kitchen/family room — a light-filled space with south-facing bi-fold doors opening onto the garden. The kitchen is fitted in a contemporary style, combining practicality and elegance, and provides ample space for both dining and relaxing. From here, the accommodation flows through to a playroom/sun room and a study, both of which also enjoy direct garden access via bi-fold doors, creating a seamless connection between indoor and outdoor living.

The ground floor further includes a welcoming living room to the front, a separate dining room, a useful utility room, and a stylish contemporary cloakroom/WC — each space thoughtfully designed for family life and entertaining.



Upstairs, the first floor offers four excellent bedrooms. The principal bedroom is a wonderful space with vaulted ceiling, south-facing views, a walk-in wardrobe and a contemporary en suite shower room. There are two further double bedrooms and a spacious single bedroom, together with a modern family bathroom.

Outside, the property continues to impress. To the front, a private driveway provides parking for several cars. The rear garden enjoys a sunny southerly aspect and has been thoughtfully landscaped to create distinct areas of enjoyment: a raised sun terrace runs across the rear of the house, leading down to a level lawn, which in turn opens onto a further patio and a charming summer house. Beyond this lies a vegetable garden and a screened storage area — ideal for family living and outdoor pursuits.

This is a superbly appointed home in a prime Gower location, perfectly combining generous proportions, modern style and outdoor space.



Tenure: Freehold

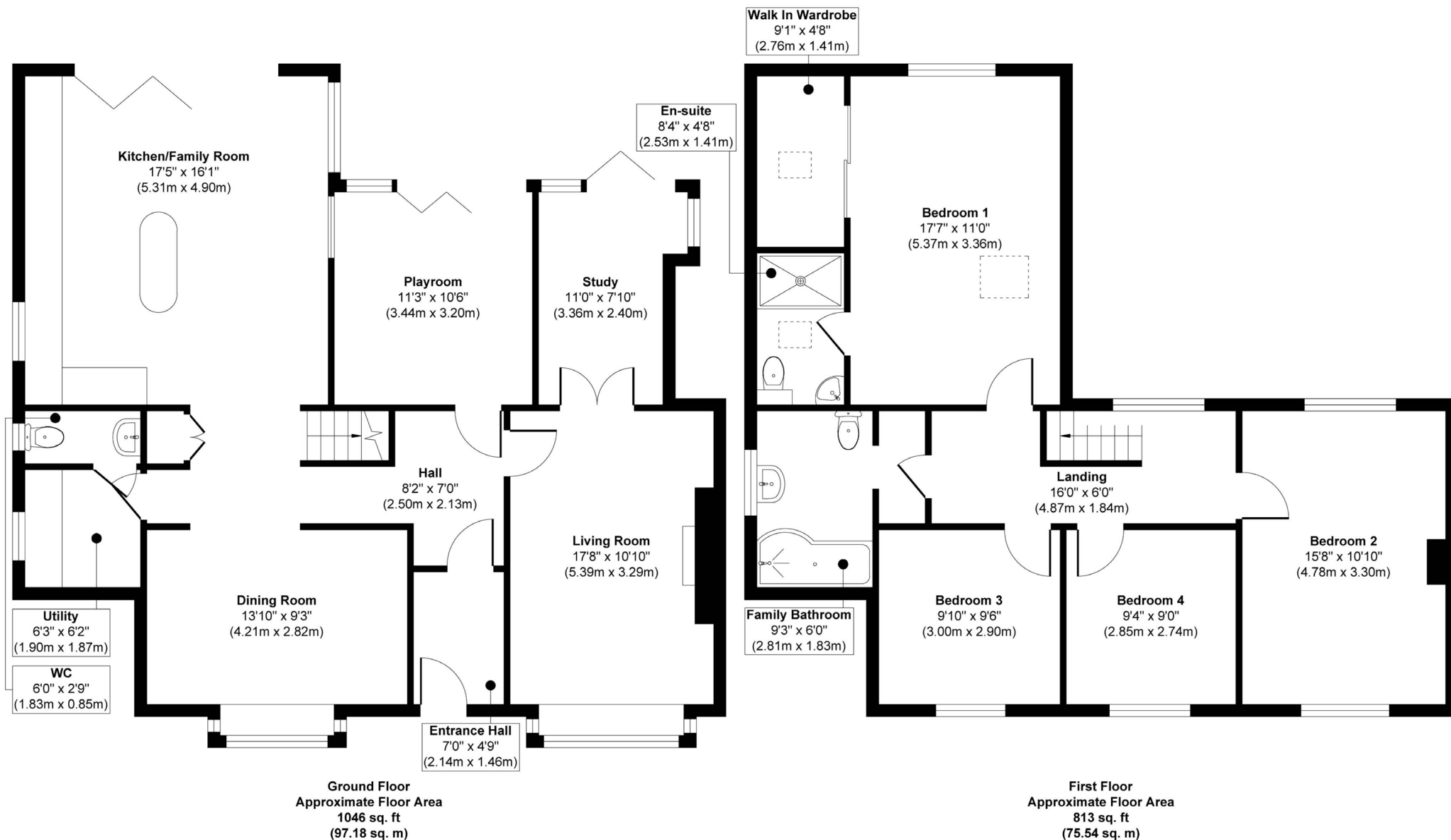
Services: Mains electricity, gas, water and drainage.
Gas-fired central heating.

Council Tax: Band E – approx. £2,619p.a. (2025/26)

EPC Rating: TBC







Approx. Gross Internal Floor Area 1859 sq. ft / 172.72 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

The Location

Kittle is one of Gower's most sought-after villages — a friendly and well-connected community set on the edge of the Gower Peninsula, the UK's first designated Area of Outstanding Natural Beauty. The village offers a local shop and pub, with the beaches of Pwll Du and Caswell Bay within around 1.5 miles, and the vibrant seaside village of Mumbles approximately 4 miles away.

Pennard Golf Club and the magnificent Three Cliffs Bay are close by, offering some of the most striking coastal scenery in Wales. There are excellent walking and cycling routes throughout the surrounding countryside and coastal paths.

Local schooling is highly regarded, with Pennard Primary and Bishopston Comprehensive both within easy reach. The property is ideally located for commuting to Swansea (around 6 miles) and for access to the M4 via junction 47 (approximately 10 miles), making it a practical choice for professionals and families alike.

This combination of natural beauty, village charm and easy access to city amenities makes Kittle a particularly desirable place to live.





THE
GREENROOM
ESTATE AGENCY

Telephone

01792 986099

Address

29-30 Dunns Lane
Mumbles
SA3 4AA

E-mail and Web

info@thegreenroomhomes.com
www.thegreenroomhomes.com.com