



- Spacious Three Bedroom Main Residence
- Self-Contained Two Bedroom & One Bedroom Apartments Offering Good Income Potential
- Ample Parking ● Integral Garage ● Detached Workshop
- Terrace Gardens
- Fantastic Location with Lovely Sea Views

REF LEB7785

GENERAL AND SITUATION

Approximate Distances:

Llanelli 2 miles • Swansea 14 miles • Carmarthen 16 miles
J48 M4 Motorway 12 miles

A spacious three-bedroom detached home with two self-contained apartments providing good income potential, integral garage and plenty of parking, in an elevated position with fabulous views across the Gower Estuary.

Located in the heart of Stradey Hill in Pwll, the property was built by the current owner in 2006 and completed to a high specification, with open-plan living areas, wooden floors with underfloor heating and modern fitted kitchen and bathrooms. The two apartments have been used as holiday lets for approximately the last 10 years, advertised through Airbnb and Booking.com, providing a fantastic income of roughly £15,000 per annum.

The property lies in an elevated position with magnificent views over the Loughor Estuary towards Gower. There are ranges of local shops and amenities in Pwll and nearby Burry Port, with more comprehensive shopping facilities provided by Llanelli, including retail park shopping. The city of Swansea is also easily accessible.



THE MAIN RESIDENCE

A comfortable family home with double glazing and mains gas-fired underfloor heating. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Main Entrance** opens to a **Reception Hall** with two storage cupboards, timber stairs leading to both the **First Floor** and the **Ground Floor** (where the apartments are located) and a **Cloakroom** with WC and wash hand basin.

The spacious **Living Room** has wooden flooring, a large window allowing lots of natural light, and is open-plan to the **Kitchen**, which is fitted with a range of integrated appliances including a dishwasher, fridge/freezer, electric hob with extractor over and a breakfast bar. The **Kitchen Area** has laminate flooring, and French doors leading out to a **Terrace Garden**, with fantastic views to the sea.

There are **Three Generous Double Bedrooms** on the **First Floor**, all with built-in cupboards. The **Principal Bedroom** has an **Ensuite Shower Room** with WC, wash hand basin and shower.

The **Family Bathroom** is fitted with a wash hand basin, WC and a large bath with shower over.



THE SELF-CONTAINED SISTER APARTMENTS

The Two Apartments are situated on the **Lower Ground Floor** of the main residence. They have a separate entrance to the side, or alternatively can be accessed through the main house.

APARTMENT ONE

A spacious open-plan **Living Area** has a **Kitchen/Dining Area** to one end, with built-in units with work surfaces, breakfast bar, and integrated appliances comprising; electric cooker with hob and extractor over, fridge freezer, washing machine and dishwasher. Bifold doors open out to the allocated **Garden Area**.

There is a **Shower Room** fitted with a WC, wash hand basin and shower cubicle, with laminate flooring and a radiator, and a **Bedroom** with a storage unit and radiator.



APARTMENT TWO

The **Kitchen** is fitted with a range of wall and base units with work surfaces and has space for a cooker and fridge freezer, plumbing for a washing machine, partly tiled walls, laminate flooring and radiator.

An opening from the **Kitchen** leads through to the **Lounge**, which has French doors out to the allocated **Garden Area**, laminate flooring and a radiator.



There are **Two Bedrooms**. One **Double Bedroom** with built-in wardrobes and a radiator, and One **Single Bedroom** with a radiator.



OUTSIDE, OUTBUILDINGS & LAND

The property is approached from Stradey Hill, which leads to a **Parking Area** with space for three/four vehicles. There is an **Integral Garage** with power supply and an up-and-over door, plus a **Detached Workshop** which has a power supply and is currently used for storage.

A low maintenance **Terrace Garden**, accessed via French doors in **the Living Area** of the **Main Residence**, has fantastic views across the Loughor Estuary towards Gower. From here, external stairs lead down to the **Two Private Garden Spaces** allocated to the apartments, which are designed to be low maintenance, and also offer lovely sea views.



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Total area: approx. 289.2 sq. metres

VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

CARMARTHENSHIRE COUNTY COUNCIL
Tel 01267 234567

SERVICES

MAINS ELECTRICITY, MAINS WATER, MAINS GAS, MAINS DRAINAGE, GAS-FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold **ENERGY RATING** C **COUNCIL TAX** D

DIRECTIONS

From Pwll, driving east on Pwll Rd (A484) turn left into Elgin Road, then take the next right onto Stradey Hill. The property will then be found after approx. 200 yards, on the right-hand side.

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RURAL SCENE

Village & Country Homes

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