



Underhill Llanmadoc, Gower, Swansea, City & County Of Swansea, SA3 1DB

Offers Over £499,995

A one of a kind opportunity. Surrounded by colourful countryside this exceptional plot has planning permission granted for a substantial five bedroom, detached, farmhouse style family home. Tucked away at the end of a country lane in Britain's First Designated Area Of Outstanding Natural Beauty the elevated plot of approximately 1.7 acres boasts enviable sea vistas whilst the rural location allows for high levels of privacy.

Special mention should be made to the quality of design which will allow for extensive accommodation (approximately 4300 Sq Ft) perfectly suited to modern family life whilst the vast amount of glazing throughout will allow light to fill the property and serve to magnify the spectacular outlook.

The accommodation will comprise: To the ground floor, entrance lobby, hallway with glass link to sun room, cloakroom, lounge, open plan living/kitchen/dining room and a utility room. To the first floor, landing with

Current Dwelling

Proposed Plans



Aerial



Plot

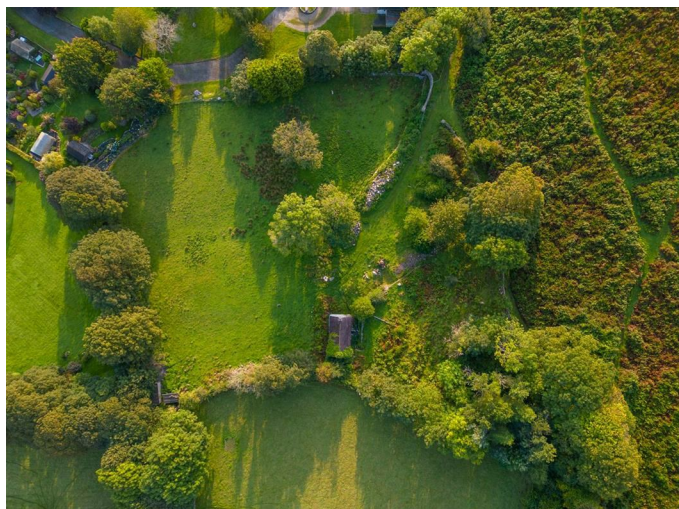
Aerial



Aerial



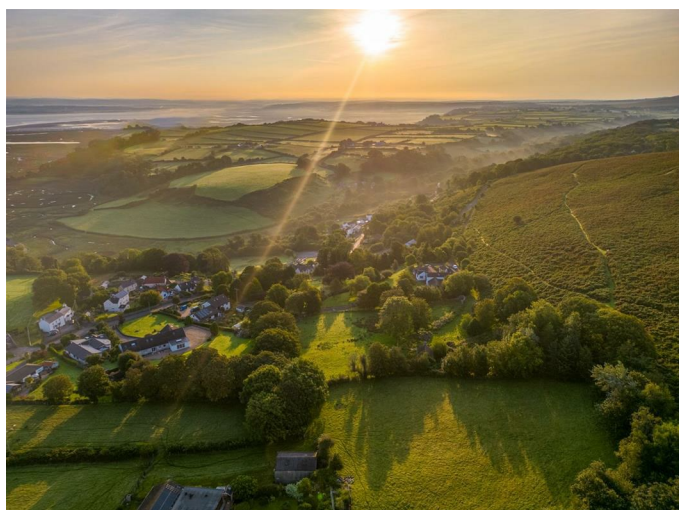
Aerial



Plot



Aerial



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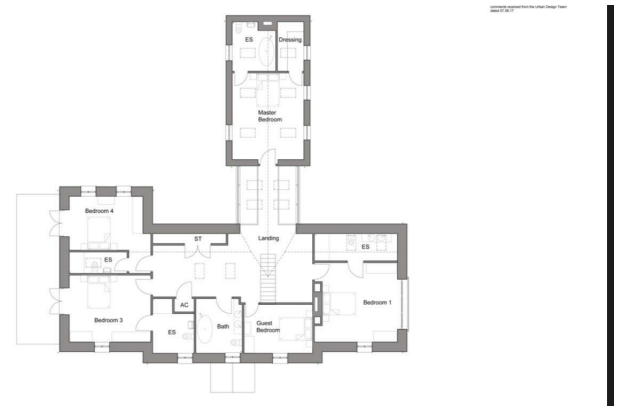
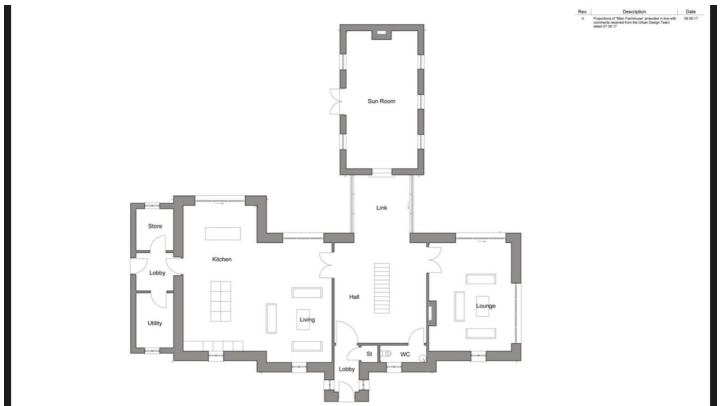
Plot



Plot



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	1	1	
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	1	1	
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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