



## Wyndgarth Reynoldston, Gower, Swansea, City & County Of Swansea, SA3 1AD

**Offers Over £750,000**

Perfectly positioned in the picturesque Gower village of Reynoldston, this delightful four-bedroom home offers a unique blend of countryside charm and modern living.

Boasting spectacular rural views, this property is further enhanced by its stunning, landscaped gardens full of color and variety, spread over an expansive plot of over 2 acres. With the inclusion of a separate paddock, this property is certain to appeal to those seeking additional outdoor space.

The property has an internal footprint of over 2000sqft including four bedrooms, (each with an en-suite,) and a total of five bathrooms. The versatile accommodation comprises a ground floor with an inviting porch, a spacious hallway, a convenient cloakroom, a study ideal for home working, an open-plan lounge/dining room, a well-appointed kitchen, bedroom three with an en-suite, and bedroom four with an en-suite.



### Entrance

Via a composite door into the porch.

### Porch 6'6" x 6'8" (1.984 x 2.046)



With a set of double glazed windows to the front offering countryside views. Tiled floor. Doors to the hallway. Spotlights.

### Hallway



With stairs to the first floor. Double glazed window to the rear. Two radiators. Door to the cloakroom. Door to the study. Door to the kitchen. Door to the lounge. Doors to bedrooms three and four.

### Cloakroom 4'9" x 2'10" (1.454 x 0.883 )

W/C. Wash hand basin.

### Study 9'8" x 6'5" (2.958 x 1.972 )

With a set of double glazed windows to the rear. Radiator.

### Lounge 23'0" x 14'9" (7.013 x 4.502 )



With a set of double glazed windows to the front offering a pleasant outlook of the front garden and wonderful countryside views. Two radiators. Feature wood burner set on slate hearth. Opening to the dining room.

### Lounge



## Lounge



## Dining Room



## Dining Room 12'4" x 11'7" (3.780 x 3.538 )



## Kitchen 23'7" x 10'11" (7.200 x 3.338 )



With a set of double glazed windows to the front, side and rear. Double glazed PVC door to the front garden. Radiator. Vaulted ceiling.

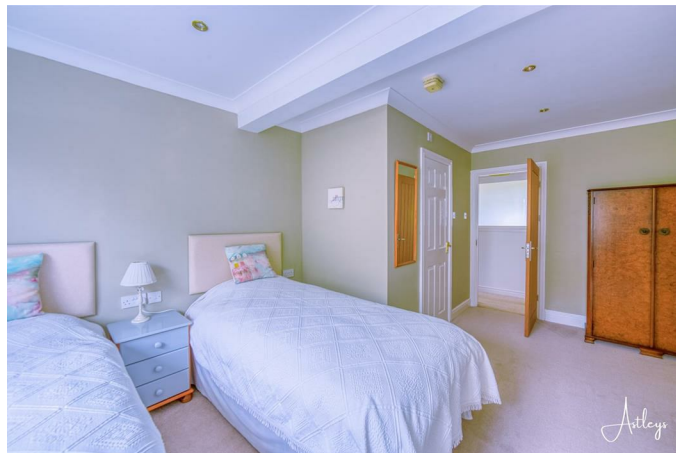
With a set of double glazed windows to the side offering countryside views. Double glazed window to the rear. Frosted double glazed PVC door to the rear. Tiled floor. Spotlights. The kitchen is well appointed and fitted with a range of base and wall units, running work surface incorporating a one and a half bowl stainless steel sink and drainer unit. Sink. Plumbing for washing machine. Space for tumble dryer. Space for fridge/freezer. Integral oven & grill. Four ring hob with extractor hood over. Integral dishwasher.



## Kitchen



## Bedroom Three

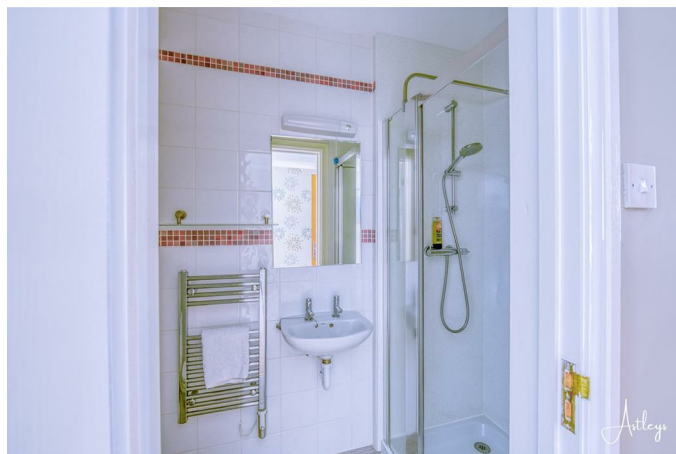


## Bedroom Three 11'6" x 17'3" (3.507 x 5.263 )



With a set of double glazed windows to the rear. Radiator. Spotlights. Door to en-suite.

## En-Suite 6'11" x 3'8" (2.119 x 1.118 )



Suite comprising; Corner shower cubicle. W/C. Wash hand basin. Chrome heated towel rail. Spotlights.

**Bedroom Four 11'11" x 10'11" (3.637 x 3.330)**



With a double glazed window to the front offering countryside views. Radiator. Door to en-suite. Door to built in storage cupboard.

**Bedroom Four**



**En-Suite 5'1" x 5'11" (1.568 x 1.811 )**



Suite comprising; bathtub. W/C. Wash hand basin. Extractor fan.

**First Floor**

**Landing**

With a Velux roof window to the rear. Doors to built in storage. Doors to bedrooms one and two.

**Bedroom One 17'3" x 21'8" (5.261 x 6.612 )**



With a Velux roof window to the rear. Double glazed windows to the front offering jaw dropping countryside views. Door to en-suite. Door to storage cupboard. Door to eaves storage. Radiator.

### Bedroom One



### Bedroom One



### En-Suite 7'7" x 5'9" (2.326 x 1.775 )



With a double glazed window to the side offering countryside views. Suite comprising; bathtub with shower over. W/C. Wash hand basin. Chrome heated towel rail. Tiled walls.

### Bedroom Two 12'4" x 14'4" (3.784 x 4.389 )



With a set of double glazed windows to the front offering jaw dropping countryside views. Door to en-suite. Door to storage cupboard. Radiator. Spotlights.



## Bedroom Two



## Aerial Aspect



## En-Suite 5'0" x 5'9" (1.539 x 1.767 )



## Aerial Aspect



With a set of frosted double glazed windows to the rear. Suite comprising; bathtub with shower over. W/C. Wash hand basin. Radiator. Tiled walls.

### External

To the rear you have private driveway parking for four vehicles leading to the detached garage. Separate paddock to the side of the property. Lawned garden that wraps around the side and rear of the property. Detached garden shed. Detached greenhouse. Patio seating area. To the front of the property you have a large patio seating area which in turn leads to a lawned garden home to a variety of flowers, trees and shrubs. The front garden offers spectacular countryside views.

## Aerial Aspect





**Aerial Aspect**



**Grounds**



**Aerial Aspect**



**Grounds**



**Grounds**



**Grounds**





## Grounds



## Grounds



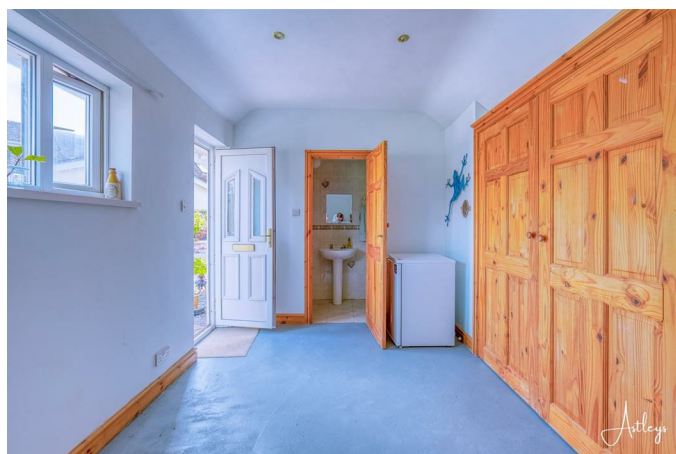
## Grounds



## Garage 14'2" x 9'4" (4.319 x 2.847 )

With an 'up & over' door. Double glazed windows to the side. Power and light.

## Outbuilding 22'5" x 8'8" (6.851 x 2.664 )



Currently used for storage but could be used as a gym or office. Spotlights. Double glazed window to the side. Door to the a shower room.

### Services

Mains electric. Mains sewerage. Mains water. Broadband type - superfast fibre. Mobile phone coverage available with O2, Three, EE & Vodafone.

### Council Tax Band

Council Tax Band - G

### Tenure

Freehold.

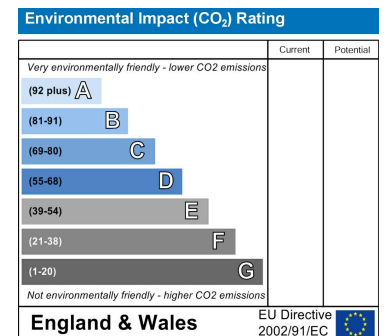
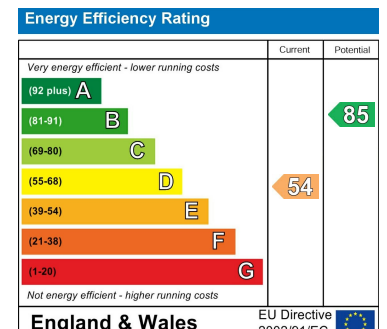
## Floor Plan



## Area Map



## Energy Efficiency Graph



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