



Rosslyn Rhossili, Gower, Swansea, City & County Of Swansea, SA3 1PH

Offers Over £575,000

Welcome to this charming three-bedroom property nestled in the picturesque area of Rhossili, Gower offering breathtaking countryside and sea views. With its idyllic location, this home provides a tranquil retreat, allowing you to immerse yourself in the beauty of nature.

As you approach the property, you'll be greeted by well-maintained gardens both at the front and rear, offering a delightful space for relaxation and outdoor activities. The gardens provide a perfect setting for enjoying the stunning vistas surrounding the property, where you can soak in the panoramic views of the countryside and the glistening sea.

Inside, the house boasts two reception rooms, providing ample space for entertaining guests or enjoying peaceful family evenings. These versatile rooms can be adapted to suit your lifestyle, whether you prefer a formal

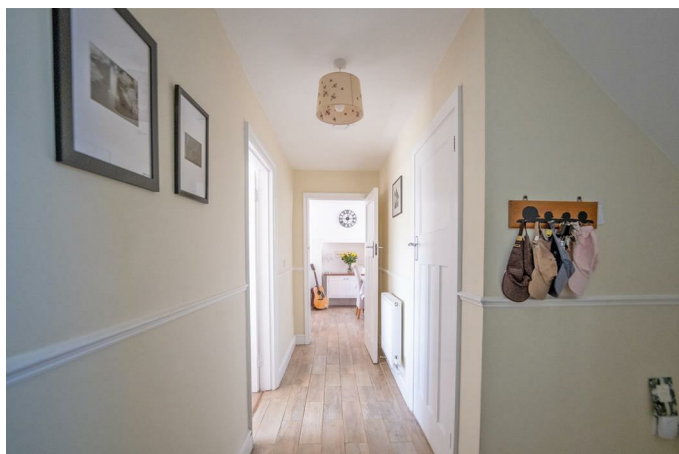
Entrance

Via a double glazed hardwood door into the porch.

Porch

With a double glazed window to the side. Frosted glazed hardwood door into the hallway.

Hallway



With stairs to the first floor. Door to under stairs storage. Door to the lounge. Door to the shower room. Door to the open plan kitchen/breakfast room. Radiator.

Lounge 12'1" x 11'2" (3.705 x 3.409)



With a double glazed window to the front. Radiator. Feature wood burner set on tiled hearth.

Lounge



Lounge



Shower Room 6'9" x 7'6" (2.070 x 2.299)



With a frosted double glazed window to the rear. Beautifully appointed with a walk in shower cubicle with oversized shower head above. Low level w/c. Wash hand basin. Chrome heated towel rail. Spotlights. Extractor fan. Tiled floor. Tiled walls.

Shower Room



Shower Room



Open Plan Kitchen/Breakfast Room 19'8" x 16'0" (6.019 x 4.884)



With an opening to the living room. Door to the rear hall. Double glazed window to the side. Double glazed PVC door to the rear. Double glazed windows to the rear. Two Velux roof windows to the rear. A well appointed kitchen fitted with a range of base and wall units, running work surface incorporating a Bosch four ring induction hob with extractor hood over. Integral Bosch double oven. Ceramic one and a half bowl sink with mixer tap over. Space for dishwasher. Integral fridge. Integral freezer. Central breakfast island. Spotlights. Tiled floor. Under unit lighting. Wall lights.

Open Plan Kitchen/Breakfast Room



Open Plan Kitchen/Breakfast Room



Open Plan Kitchen/Breakfast Room



Open Plan Kitchen/Breakfast Room



Open Plan Kitchen/Breakfast Room



Open Plan Kitchen/Breakfast Room



Living Room 10'8" x 14'0" (3.259 x 4.288)



With a double glazed PVC door to the front. Radiator.

Living Room



Living Room



Living Room



Living Room



Rear Hall

With a double glazed PVC door to the side. Velux roof window to the rear. Glazed hardwood door to the utility room.

Utility Room 8'1" x 12'0" (2.476 x 3.677)

With a one and a half bowl stainless steel sink and drainer unit. Plumbing for washing machine. Space for tumble dryer. Extractor fan. Spotlights. Tiled floor.

First Floor

Landing



With a frosted double glazed stained glass window to the rear. Double glazed stained glass window to the side. Radiator. Loft access. Door to bathroom. Doors to bedrooms.

Bathroom 6'9" x 7'7" (2.061 x 2.321)



With two glazed window to the rear offering countryside views. Well appointed suite comprising; walk in shower with oversized shower head above. Low level w/c. Wash hand basin. Chrome heated towel rail. Tiled floor. Tiled walls.

Bathroom



Bathroom



Bedroom One 11'3" x 14'4" (3.433 x 4.392)



With a double glazed window to the front offering countryside and sea views. Radiator.

Bedroom One



Bedroom Two 10'11" x 12'4" (3.337 x 3.763)



With a double glazed window to the front offering countryside and sea views. Radiator.

Bedroom Three 11'1" x 10'11" (3.379 x 3.339)



With a double glazed window to the side offering countryside and sea views. Radiator. Doors to built in wardrobes.

Bedroom Three



Feature Photograph



External

Front



You have private driveway parking for two to three vehicles leading to the detached garage. Patio seating area. Lawned garden home to a variety of flowers, trees and shrubs. Side access.

Front Garden



Front Garden

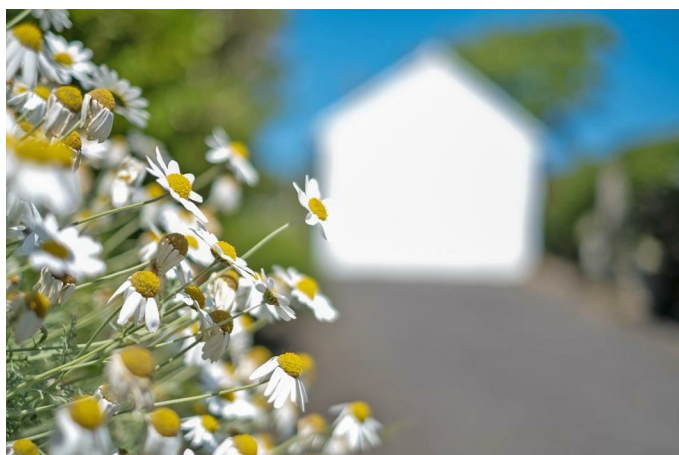


Front Garden



Front Garden

Another Aspect

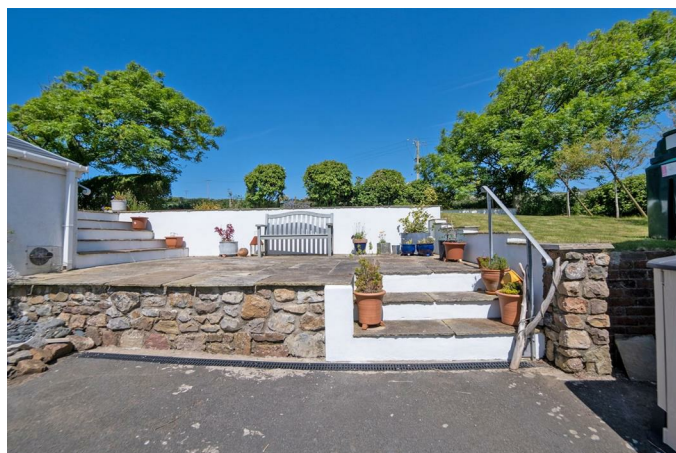


Rear



To the rear you have a patio seating area. Two raised patio seating areas. Lawned garden home to a variety of flowers, trees and shrubs. The rear garden boasts breathtaking countryside and sea views.

Rear Garden



Rear Garden



Rear Garden



Rear Garden



Aerial View

Aerial View



Aerial View



Rear Garden



Garage 17'0" x 11'3" (5.186 x 3.430)
With a double glazed window to the rear.

Council Tax Band

Council Tax Band - F

Council Tax Estimate - £2,575

Tenure

Freehold.

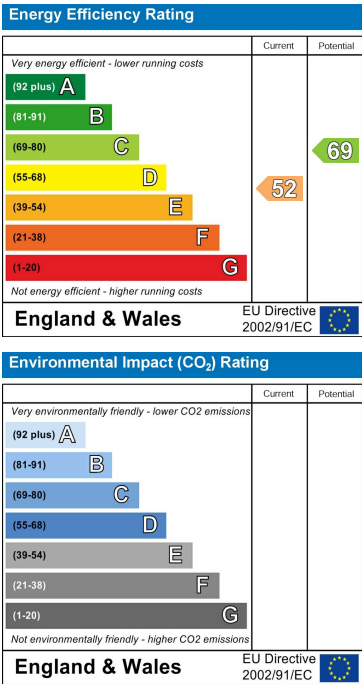
Floor Plan



Area Map



Energy Efficiency Graph



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