



## Cormorant Cottage North Hills Lane, Penmaen, Swansea, SA3 2HB

**£1,200,000**

Located on the picturesque North Hills Lane in the highly desirable village of Penmaen, this impressive four-bedroom detached family home enjoys a truly enviable setting. With sweeping countryside views to the front and breathtaking panoramic sea views across the Devon coastline to the rear, the property offers an exceptional lifestyle opportunity in the heart of the Gower Peninsula.

Set on a generous plot of 0.37 acres, the home boasts a spacious floor area of 2,559 square feet. Beautifully maintained gardens frame the property, with a private driveway to the front providing parking for several vehicles and leading to a detached garage. The home is further enhanced by side access on both sides, adding to its sense of privacy and practicality.

Inside, the accommodation is both versatile and well-proportioned. The ground floor features a welcoming kitchen and dining area, perfectly suited for family life and entertaining. This space links effortlessly to both a



### Entrance

Via a frosted double glazed composite door into the open plan kitchen/dining room.

### Kitchen/Dining Room 18'0" x 23'0" (5.502 x 7.029 )



With a set of triple glazed windows to the front. Door to the pantry. Door to the utility room. Door to the inner hall. Door to the sitting room. Two wall mounted electric radiators. A beautifully appointed kitchen fitted with a range of base and wall units. You have running work surface incorporating a one and a half bowl stainless steel sink and drainer unit. Space for range master cooker. Space for American style freezer. Integral dishwasher. Spotlights.

### Kitchen/Dining Room



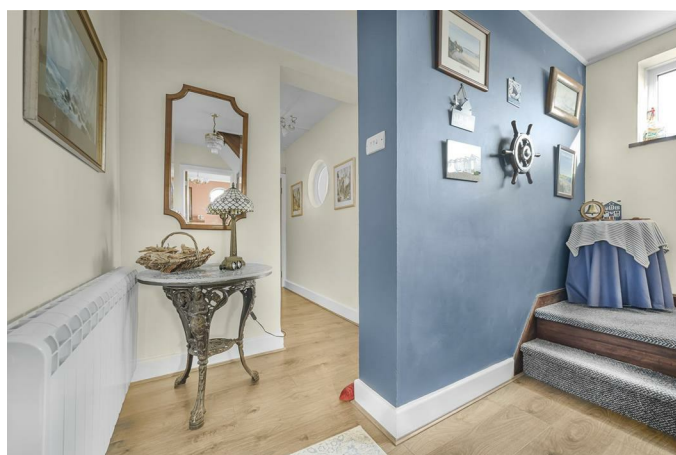
### Kitchen/Dining Room



### Utility Room 8'1" x 6'7" (2.486 x 2.012 )

You have running work surface incorporating a stainless steel sink and drainer unit. Plumbing for washing machine. Space for tumble dryer.

### Inner Hall



With a wall mounted electric radiator. Door to the shower room. Stairs to the first floor. Door to the lounge. Door to understairs storage. Triple glazed window to the rear again boasting breathtaking sea views.

Inner Hall



Lounge



Lounge 22'8" x 12'7" (6.923 x 3.850 )



Lounge



Set of triple glazed windows to the front. Two wall mounted electric radiators. Feature wood burner set in fireplace on tiled hearth and a triple glazed sliding door to the rear which again offers breathtaking sea views.

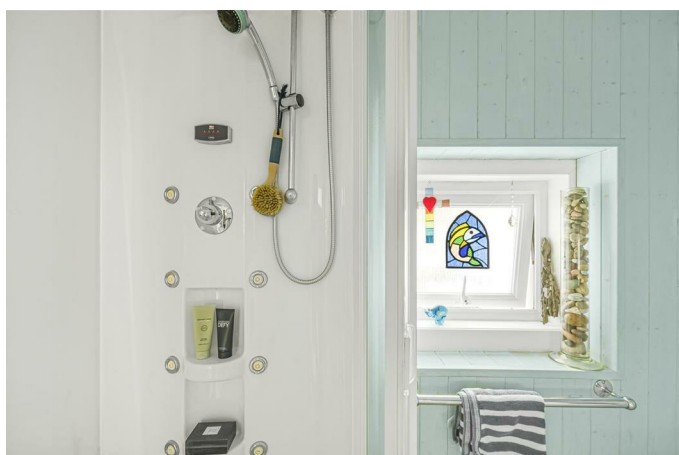


#### Shower Room 7'9" x 8'1" (2.377 x 2.486 )



You have a frosted double glazed window to the side. Frosted double glazed window to the rear. Well appointed suite comprising; Corner sauna shower cubicle. Bidet. Wash hand basin. WC. Chrome heated towel rail.

#### Shower Room



#### Piano Room 12'9" x 11'1" (3.907 x 3.383 )



Which has a set of triple glazed windows to the rear. Again boasting breathtaking sea views. Wall mounted electric radiator. Tiled floor.

#### Garden Room 14'4" x 15'11" (4.374 x 4.867 )



You have a wall mounted electric radiator. Frosted triple glazed PVC door to the side. Set of bifold doors leading out to the rear garden and a triple glazed frosted door to the piano room.



## Garden Room



## Sitting Room



## Sitting Room 17'9" x 14'0" (5.427 x 4.281 )



With a set of frosted triple glazed windows to the side. Double glazed windows to the front. Set of double glazed PVC doors to the garden room. Stairs to bedroom four. Wall mounted electric radiator.

## Landing

Door to bedroom four.

## Bedroom Four 20'5" x 10'10" (6.235 x 3.307 )



You have a set of triple glazed windows to the front offering breathtaking countryside views and a set of triple glazed windows to the rear offering breathtaking sea views of Three Cliffs and beyond. Wall mounted electric radiator. Feature stained glass window. Door to en suite.

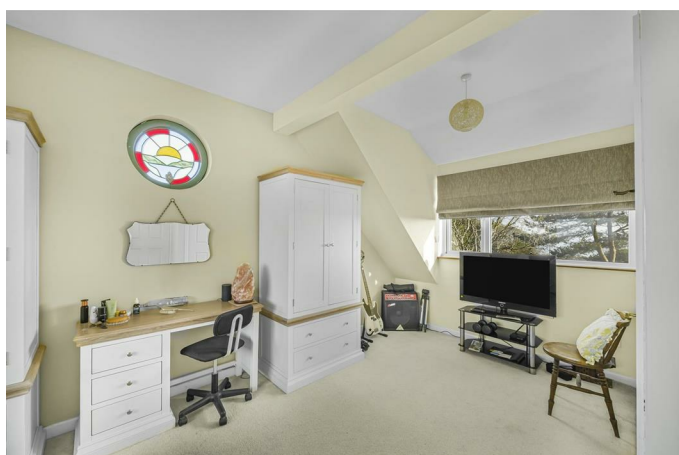
**Bedroom Four**



**Bedroom Four**



**Bedroom Four**



**En-Suite 8'3" x 4'8" (2.518 x 1.436 )**



You have a frosted triple glazed window to the rear. Corner shower cubicle. WC. Wash hand basin. Chrome heated towel rail. Extractor fan. Door to storage cupboard.

**First Floor**

**Landing**



You have loft access. Doors to bedrooms one, two & three. Door to bathroom.



### Bedroom One 16'8" x 19'7" (5.088 x 5.972 )



You have a set of triple glazed windows to the rear boasting breathtaking sea views of Three Cliffs Bay and beyond. Wall mounted electric radiator. Sliding doors to built-in wardrobes. Doors to built-in wardrobes.

### Bedroom One



### Bedroom One



### Bedroom One



#### **Bedroom Two 12'10" x 12'8" (3.926 x 3.871 )**



You have a set of triple glazed windows to the rear offering breathtaking sea views. Wall mounted electric radiator. Doors to built-in wardrobe.

#### **Bedroom Two**



#### **Bedroom Three 12'6" x 7'5" (3.833 x 2.286 )**



You have a set of double glazed windows to the front offering pleasant countryside views. Wall mounted electric radiator. Opening into storage area.

#### **Bathroom 8'1" x 9'4" (2.485 x 2.862 )**



You have a set of frosted double glazed windows to the front. Well appointed bathroom suite comprising; Bathtub with shower over. WC. Wash hand basin. Tiled floor. Chrome heated towel rail.



## Bathroom



## External

### Front

You have a two driveway entrances with parking for several vehicles leading to the detached garage. Side access on both sides of the property. Lawned garden home to a variety of flowers, trees and shrubs. Raised garden pond.

### Another Aspect



## Aerial Aspect



## Aerial Aspect



## Aerial Aspect





### Aerial Aspect



### Aerial Aspect



### Aerial Aspect



### Detached Garage 17'10" x 15'6" (5.447 x 4.741 )

You have a set of double glazed windows to the rear. Electric 'up and over' door to the front. Power and light. Stairs leading up to the studio/workshop area (with doors to eaves storage. Velux roof window to the rear. Double glazed window to the side.

### Rear

You have a raised decked seating area with ample room for tables and chairs which in turn leads down to a lawned garden. The rear garden boasts breathtaking sea views of Three Cliffs Bay and beyond. You also have a feature garden pond. Two detached outbuildings. Detached garden shed. Further raised patio seating area with ample room for tables and chairs. The rear garden is home to a variety of flowers, trees and shrubs and is bordered by fencing and hedging.

### Rear Garden



### Rear Garden





Rear Garden



Rear Garden



Rear Garden



Rear Garden



Rear Garden



Rear Garden





### Rear Garden



### Services

Mains electric. Mains water. Mains Drainage. Broadband type - full fibre. Mobile phone coverage available with EE, O2 & Vodafone.

### Council Tax Band

Council Tax Band - G

### Tenure

Freehold.

### Rear Garden



### Rear Garden

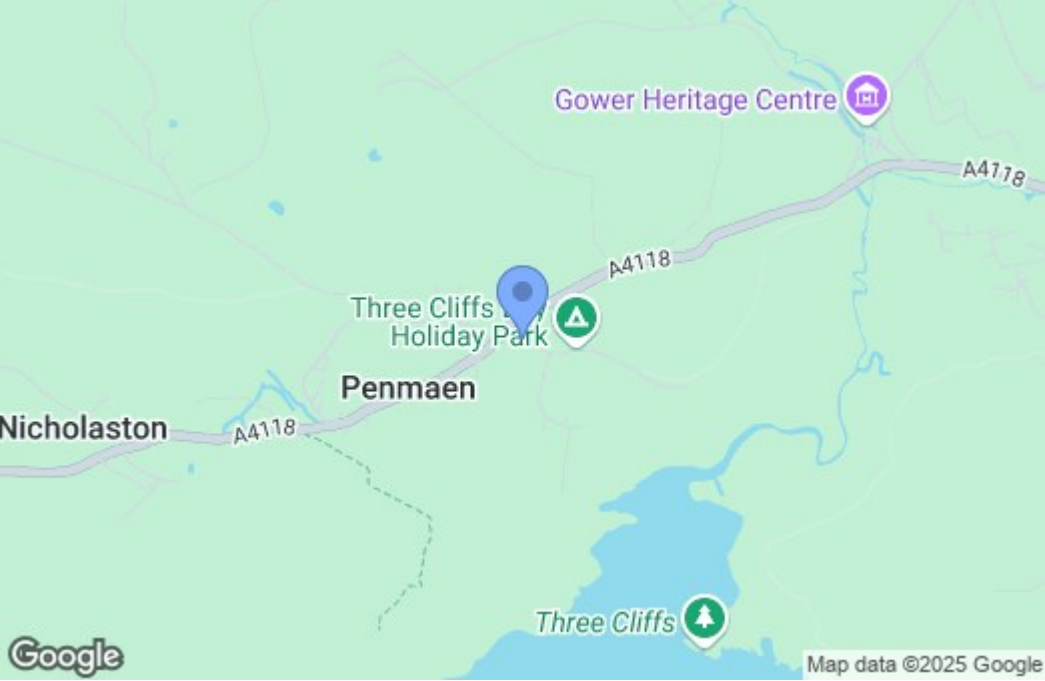




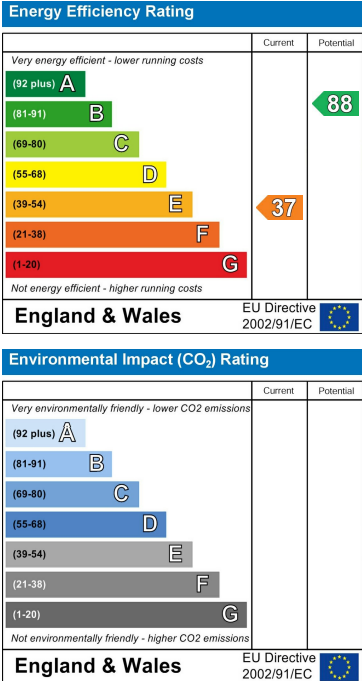
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.