



Bryn Gower House Llanrhidian, Gower, Swansea, City & County Of Swansea, SA3

Offers Over ~~155~~ £825,000

Located in the highly desirable Gower village of Llanrhidian, this impressive six-bedroom detached family home offers expansive and versatile living accommodation, set on a generous 0.35-acre plot. Enjoying partial sea views to the front, the property is ideal for multigenerational living or those seeking flexible space, thanks to two self-contained annexes.

The ground floor welcomes you into a spacious hallway that flows through to a sitting room, a lounge, a dining room, and a well-appointed kitchen. The kitchen also provides access to the first annex, which includes its own kitchen, shower room, utility area, and a combined living/bedroom space. On the first floor, there are four bedrooms, two of which feature en-suite bathrooms, along with a stylish family bathroom. The second annex is located on the second floor and comprises a kitchen, shower room, and an open-plan living/bedroom, offering an ideal setup for independent accommodation or guest use.

Entrance

Via a set of glazed hardwood doors into the hallway.

Hallway

With stairs to the first floor. Door to the dining room. Door to the sitting room. Door to the kitchen. Door to the lounge.

Sitting Room 20'10" x 14'4" (6.368 x 4.380)



You have a set of double glazed windows to the front. Set of double glazed windows to the side. Radiator. Feature fireplace. Set of doors to the lounge.

Sitting Room



Lounge 24'11" x 17'5" (7.606 x 5.317)



You have a set of double glazed windows to the side. Set of double glazed French patio doors to the rear garden. Two radiators. Feature fireplace.

Lounge

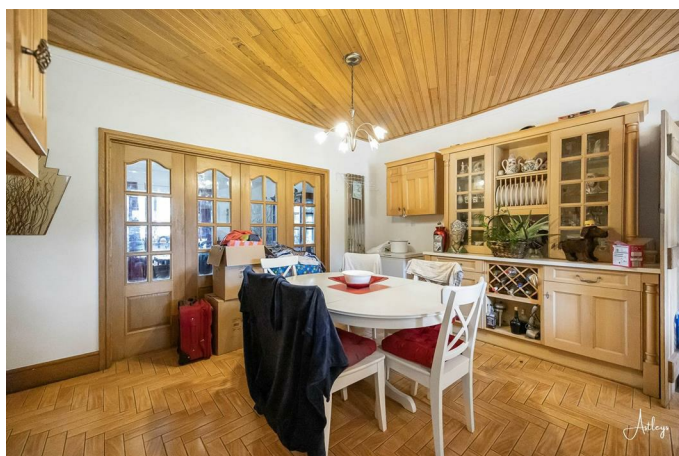


Dining Room 15'1" x 14'5" (4.602 x 4.401)



You have a set of double glazed windows to the front. Radiator. Set of doors to the kitchen.

Kitchen 15'1" x 23'10" (4.614 x 7.274)



You have a set of double glazed windows to the rear. Door to annex number one. Well appointed kitchen 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. Space for range master cooker. Space for washing machine. Space for tumble dryer. Space for dishwasher. Frosted double glazed PVC door to the rear.

Kitchen



Kitchen



Annex Number One

Accessed via the kitchen and also has the benefit of it's own private entrance via the front of the property.

Annex Number One Kitchen 8'10" x 9'10" (2.714 x 3.020)

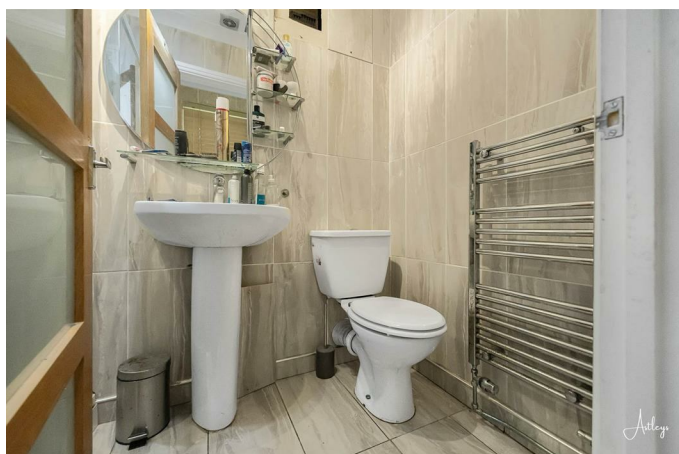


You have a set of double glazed windows to the rear. Frosted double glazed PVC door to the rear. Running work surface incorporating a stainless steel sink and drainer unit. Integral oven and grill. Radiator. Spotlights. Space fridge freezer.

Annex Number One Inner Hall

With a double glazed window to the side. Radiator. Door to shower room. Door to bedroom/living area. Door to utility area.

Annex Number One Shower Room 3'11" x 4'10" (1.202 x 1.492)



Suite comprising walk-in shower cubicle with oversized shower head above. WC. Wash hand basin. Chrome heated towel rail. Tiled floor. Tiled walls.

Annex Number One Living/Bedroom 8'10" x 22'2" (2.713 x 6.775)



You have a radiator and a set of double glazed PVC doors to the front.

Annex Number One Living/Bedroom

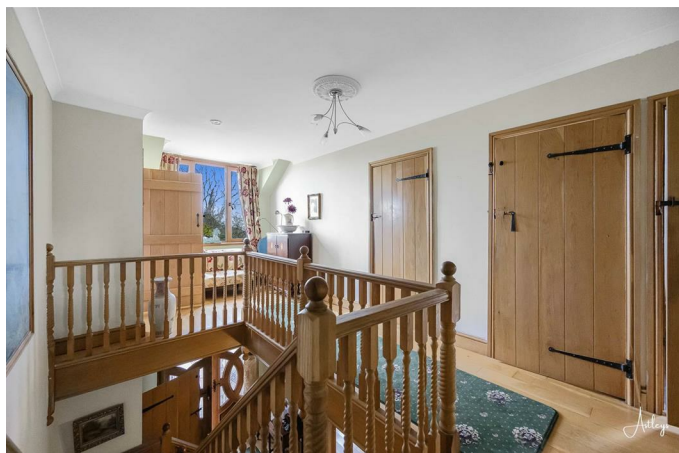


Annex Number One Utility Area

With plumbing for washing machine. Space for tumble dryer.

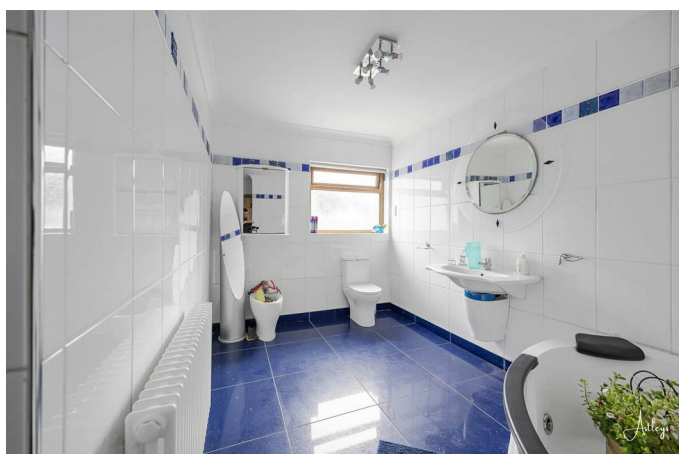
First Floor

Landing



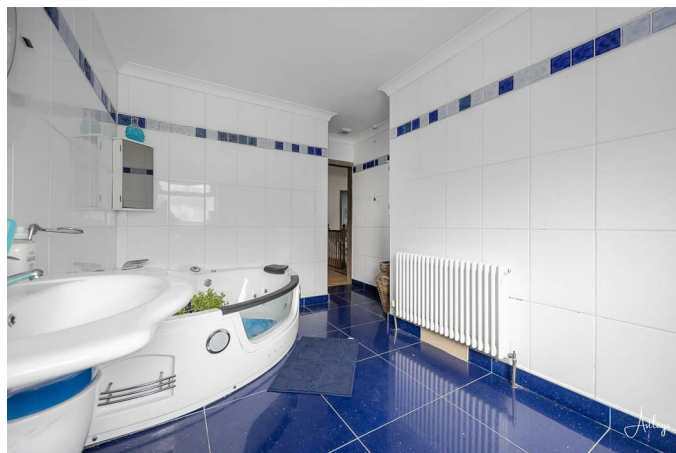
You have stairs leading up to annex number two. Doors to bedrooms. Door to bathroom. Radiator. Set of double glazed windows to the front offering partial sea views.

Bathroom 9'9" x 12'9" (2.979 x 3.894)



you have a frosted double glazed window to the side. Bathroom suite comprising bathtub. Wash hand basin. WC. Bidet. Radiator. Tiled floor. Tiled walls.

Bathroom



Bedroom One 17'5" x 21'11" (5.315 x 6.694)



You have two sets of double glazed French patio doors leading out to the rear raised balcony area. Radiator and a door to the en suite.

Bedroom One



En-Suite 10'5" x 12'9" (3.179 x 3.901)



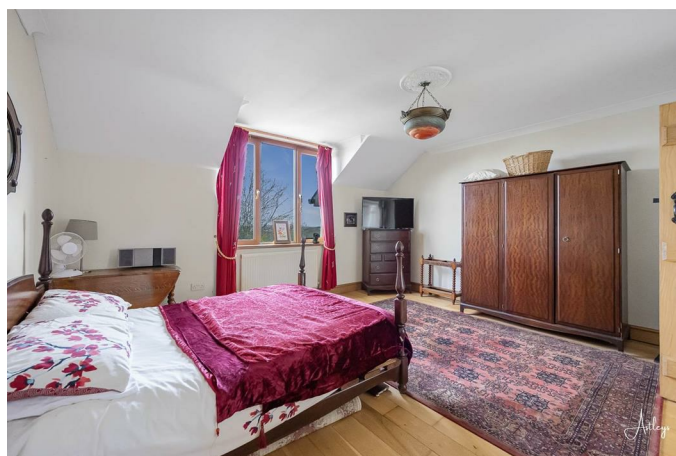
With a set of double glazed windows to the rear. Doors to walk in wardrobe. Radiator. Tiled floor. Tiled walls. En suite comprising a corner shower cubicle. WC. Wash hand basin. Extractor fan.

Bedroom Two 14'6" x 15'1" (4.423 x 4.605)



You have a set of double glazed windows to the front offering partial sea views. Radiator. Door to en suite.

Bedroom Two

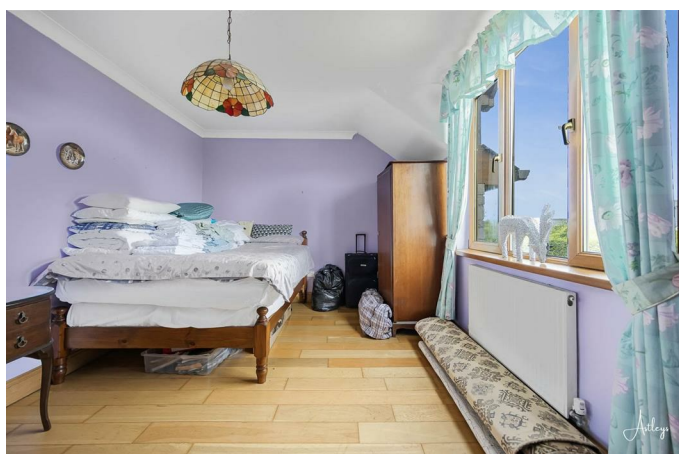


En-Suite 4'9" x 8'8" (1.460 x 2.643)



With a frosted double glazed window to the side. Suite comprising; WC. Wash hand basin. Corner shower cubicle. Radiator. Tiled floor. Tiled walls. Extractor fan.

Bedroom Three 10'4" x 14'4" (3.162 x 4.382)



You have a set of double glazed windows to the front offering partial sea views. Radiator.

Bedroom Three



Bedroom Four 10'1" x 10'11" (3.087 x 3.330)

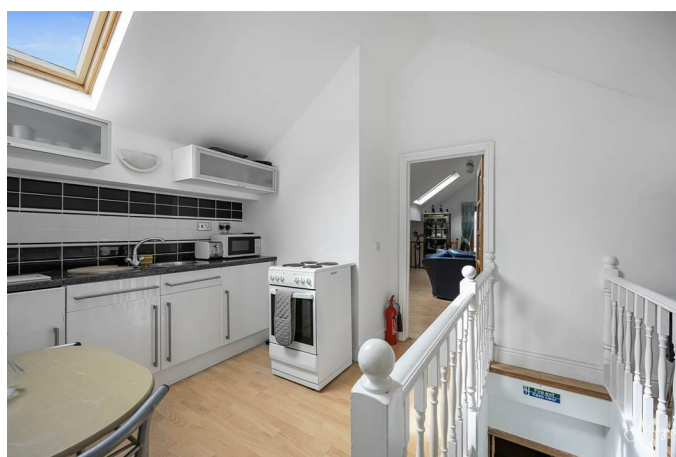
You have a set of double glazed windows to the side. Radiator.

Second Floor

Annex Number Two

Accessed via the first floor landing and also has the benefit of it's own private entrance via the side of the property.

Annex Number Two Kitchen 16'10" x 10'1" (5.153 x 3.078)



With a Velux roof window to the rear. Running work surface incorporating a stainless steel sink and drainer unit. Space for cooker. Radiator. Door to the shower room. Door to the living/bedroom.

Annex Number Two Shower Room 4'5" x 12'0" (1.365 x 3.668)



You have a Velux roof window to the rear. Suite comprising corner shower cubicle. WC. Wash hand basin. Tiled floor. Part tiled walls.

Annex Number Two Living/Bedroom 24'9" x 18'10" (7.551 x 5.743)



With a set of double glazed PVC doors to the side balcony area. Two Velux roof windows to the rear. Balcony offers breathtaking sea views.

Annex Number Two Living/Bedroom



Balcony



External

Another Aspect



Aerial Aspect



Aerial Aspect



Front



Aerial Aspect



You have a lawned garden home to a variety of flowers, trees and shrubs. Driveway parking for several vehicles leading to the rear garden.

Rear



You have a patio seating area with ample room for tables and chairs which in turn leads to a raised decked seating area. Lawned garden bordered by fencing and home to a variety of flowers, trees and shrubs.

Rear



Rear



Services

Mains electric. Mains Gas. Mains water. Broadband type - standard broadband. Mobile phone coverage available with O2.

Flooding from surface water and small watercourses - risk is greater than 3.3% chance each year.

Council Tax Band

Council Tax Band - I

Tenure

Freehold.



Floor Plan



Area Map



Energy Efficiency Graph

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

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