



## Danes Dyke Llanmadoc, Gower, Swansea, City & County Of Swansea, SA3 1DB

**£1,250,000**

Set in the heart of the ever-popular Gower village of Llanmadoc, this exceptional detached family residence offers a rare opportunity to own a substantial home in one of South Wales' most scenic coastal locations. Commanding breathtaking, uninterrupted views over the estuary to the front, the property is set within generous and beautifully maintained grounds of approximately 2.79 acres, creating a true sense of peace, space, and privacy.

This expansive home boasts a total floor area of 5,198 square feet and comprises seven bedrooms, five bathrooms, and four versatile reception rooms, making it ideal for multi-generational living, entertaining, or working from home. The main residence features five spacious bedrooms and elegantly appointed living areas that combine comfort with timeless charm.



### Entrance

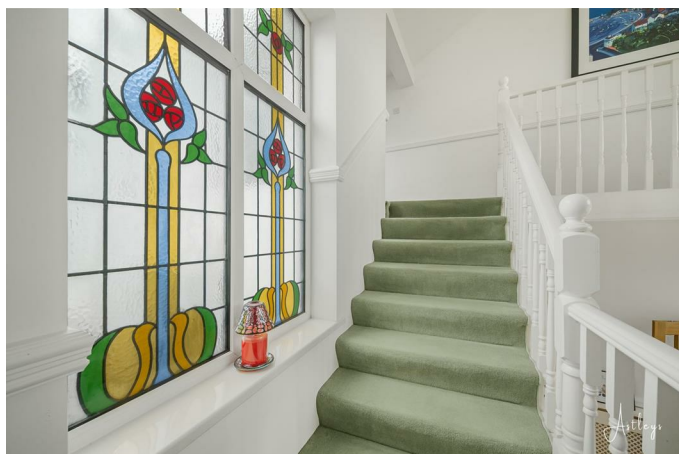
Via a double glazed PVC door with double glazed side panels into the hallway.

### Hallway



With stairs to the first floor. Door to the sitting room. Door to the cloakroom. Door to the lounge. Door to the inner hall. Two radiators.

### Hallway



### Cloakroom 9'9" x 4'1" (2.997 x 1.261 )

You have a set of frosted double glazed windows to the rear. Cloakroom comprising; WC. Wash hand basin. Heated towel rail.

### Lounge 25'6" x 37'4" (7.775 x 11.404)



With a set of double glazed windows to the front and to the side, which offer breathtaking estuary views and pleasant views of the grounds of the property. Four radiators. Feature fireplace.

### Lounge



## Lounge



## Sitting Room



## Sitting Room 13'9" x 12'6" (4.202 x 3.816 )



You have a set of double glazed windows to the front. Radiator. Opening to the kitchen. Feature fireplace housing a wood burner set on tiled hearth with stone surround.

## Kitchen 25'5" x 12'9" (7.764 x 3.906 )



You have a set of double glazed French doors to the front, set of double glazed windows to the front offering a pleasant estuary outlook. Set of double glazed windows to the rear. Radiator. Door to the utility room. Door to the rear hall. Door to the dining room. The kitchen itself is 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 dishwasher.

### Kitchen



### Kitchen



### Rear Hall

Frosted double glazed PVC door to the rear which leads out to the wine cellar and also has a frosted double glazed PVC door to the double garage. Radiator. Tiled floor.

### Utility Room 12'6" x 13'4" (3.817 x 4.078 )

You have a set of double glazed windows to the rear. Tiled floor. Running work surface incorporating a stainless steel sink and drainer unit. Space for American style fridge freezer. Space for washing machine. Space for tumble dryer.

### Dining Room 19'11" x 12'3" (6.076 x 3.736 )



You have a door to built in storage cupboard. Feature fireplace. Spotlights. Two radiators. opening to the inner hall.

### Dining Room



### Inner Hall

With access to the adjoined annex. Door to the hallway.

### First Floor

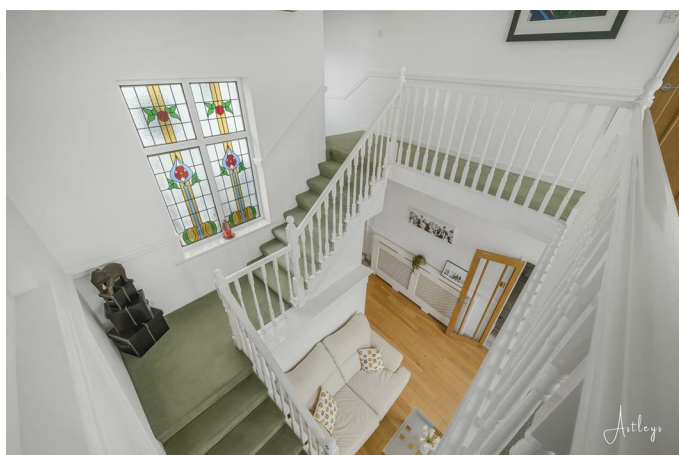


### Landing



You have a frosted stained glass double glazed window to the rear. Set of double glazed windows to the front offering a pleasant estuary outlook. Radiator. Set of double glazed windows to the rear. Doors to bedrooms. Door to bathroom.

### Landing



### Landing



### Bedroom One 26'11" x 18'8" (8.218 x 5.695 )



You have a set of double glazed windows to the front again offering a pleasant estuary outlook. Two radiators. Two double glazed windows to the rear. Doors to built in storage cupboards. Door to en suite. Door to walk in wardrobe.

**Bedroom One**



**Bedroom One**



**En-Suite 11'8" x 5'7" (3.571 x 1.705 )**



You have a frosted double glazed window to the rear. Suite comprising; bathtub with shower over. WC. Wash hand basin. Radiator. Tiled floor.

**En-Suite**



**Walk in Wardrobe 11'3" x 4'9" (3.432 x 1.455 )**

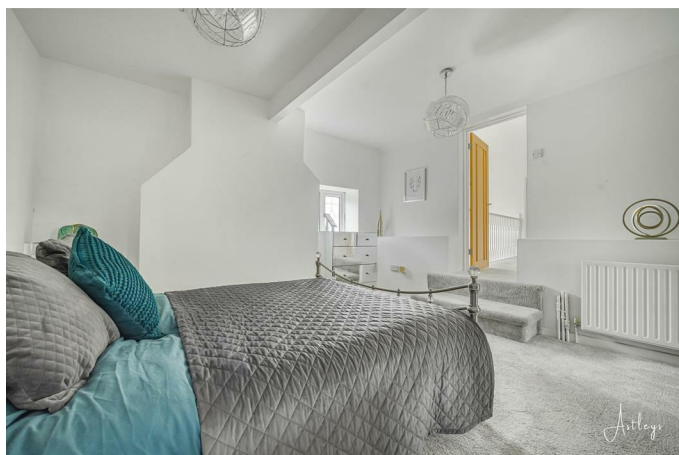


### Bedroom Two 13'6" x 14'2" (4.127 x 4.339 )

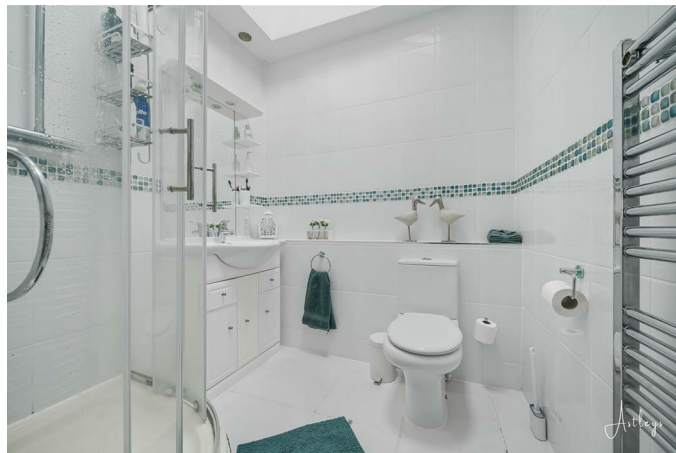


You have a set of double glazed windows to the front offering a pleasant estuary outlook. Radiator. Door to en suite.

### Bedroom Two



### En-Suite 7'11" x 6'6" (2.418 x 2.005 )



With a Velux roof window to the rear. Suite comprising; corner shower cubicle. WC. Wash hand basin. Chrome heated towel rail. Tiled floor. Tiled walls. Extractor fan.

### Bedroom Three 13'8" x 14'0" (4.191 x 4.276 )



You have a set of double glazed windows to the side. Radiator. Doors to built in wardrobes. Door to en suite. Spotlights.

### Bedroom Three



### En-Suite



### En-Suite 6'7" x 6'6" (2.023 x 2.000 )



You have a Velux roof window to the front. Suite comprising; corner shower cubicle. WC. Wash hand basin. Tiled floor. Tiled walls. Extractor fan.

### Bedroom Four 11'9" x 14'3" (3.589 x 4.366 )



You have a set of double glazed windows to the front. Radiator. Doors to built in wardrobes.



### Bedroom Four



### Bedroom Five



### Bedroom Five 12'0" x 10'1" (3.672 x 3.084 )



With a set of double glazed windows to the side. Two Velux roof windows to the side. Radiator.

### Bathroom 9'2" x 10'4" (2.797 x 3.158 )



With a frosted double glazed window to the rear. Well appointed bathroom suite comprising; bathtub with large oversized showerhead above. WC. Wash hand basin. Radiator. Tiled floor.

### Bathroom



### Bathroom



### Adjoined Annex

With it's own private entrance and parking. Entrance is via a frosted double glazed PVC door into the hallway.

### Annex Hall



With an opening to the kitchen. Door to the bathroom. Door to the lounge. Radiator.

### Annex Hall





### Annex Lounge 14'0" x 22'1" (4.273 x 6.748 )



You have a set of double glazed windows to the front and to the side boasting a pleasant country estuary outlook. Radiator.

### Annex Lounge



### Annex Lounge



### Annex Shower Room 7'11" x 7'9" (2.435 x 2.378 )



You have a double glazed window to the rear. Suite comprising; large corner shower cubicle with oversized showerhead above. WC. Wash hand basin. Radiator. Tiled floor.

### Annex Kitchen 11'11" x 8'2" (3.633 x 2.501 )



You have a set of double glazed windows to the front. Radiator. A 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. Integral oven and grill. Integral four ring induction hob with extractor hood over. Integral fridge. Integral dishwasher.

### Annex Kitchen



### Bedroom Six 11'9" x 13'7" (3.585 x 4.163 )



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

### Bedroom Six





### Bedroom Seven 8'1" x 12'11" (2.465 x 3.943 )



You have a set of double glazed windows to the rear and a radiator.

### Bedroom Seven



### External

You have extensive grounds of 2.79 acres made up of separate lawned paddocks. Private driveway leading to several parking spaces. Externally to the front you also have a range of trees and shrubs. Two electric 'up and over' doors leading to the double garage.

### Double Garage 20'9" x 25'6" (6.329 x 7.774 )

With power and light and a frosted double glazed window to the side.

### Wine Cellar 16'9" x 8'11" (5.111 x 2.740 )

### Aerial Aspect



### Aerial Aspect





**Aerial Aspect**



**Grounds**



**Aerial Aspect**



**Grounds**



**Grounds**





### Grounds



### Grounds



### Grounds



### Grounds



### Grounds



### Services

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

### Council Tax Band

### Tenure

Floor Plan

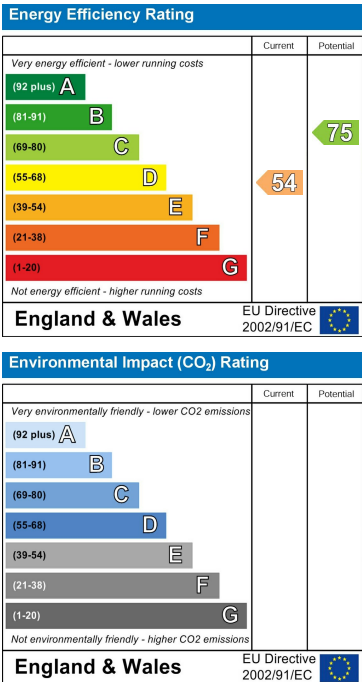


Total area approx. 1050 sq. metres (11283 sq. feet)

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.