



## Underwood Parkmill, Gower, Swansea, SA3 2EH

**Offers Over £495,000**

Set in the heart of the Gower Peninsula—Britain's first designated Area of Outstanding Natural Beauty—this delightful cottage enjoys a location that's as special as the home itself. From the gate it's an easy walk to the Award Winning Sands Of Three Cliffs Bay, with a network of woodland trails through Parc le Breos just moments away.

The property is perfectly placed for village life and local flavour: the characterful Gower Inn lies a short stroll away, while the well-regarded Parc le Breos Country House restaurant, Little Valley Bakery, The Gower Heritage Centre and Shepherds Convenience Store & Café are all on your doorstep.

Generous gardens framed by mature trees provide privacy and space to relax, and nearby villages such as Killay and Mumbles are easily reached by car, offering additional shops, cafés and coastal attractions.



## Entrance

Via stable door into the kitchen.

**Kitchen 9'10" x 17'0" (3.02 x 5.19)**



With a door to the dining room. Double glazed window to the side. Double glazed window to the front. Well appointed kitchen fitted with a range of base and wall units. Running work surface incorporating a double sink with mixer tap over. Integrated dishwasher. Integral fridge/freezer. Bi-burner gas hob with counter space running down each side and under-counter cabinetry. Limestone flooring. Underfloor heating.

## Kitchen



## Kitchen



**Dining Room 9'4" x 11'2" (2.87 x 3.41)**



Limestone flooring with underheating. Double glazed window to the side of the property. Feature stone fireplace. Door to lounge.

### Lounge 16'1" x 11'4" (4.92 x 3.46 )



Staircase to the first floor. Solid wooden door to the front of the property. Limestone flooring with underfloor heating. Double glazed window to the side. Feature fireplace with a log burner. Under-stair storage and shelving. Door through to the utility room.

### Lounge



### Lounge



### Utility Room 4'8" x 5'8" (1.44 x 1.73 )



With a set of French double-glazed doors to the side of the property. Door to downstairs WC. Plumbing for washing machine. Space for tumble dryer.

### First Floor

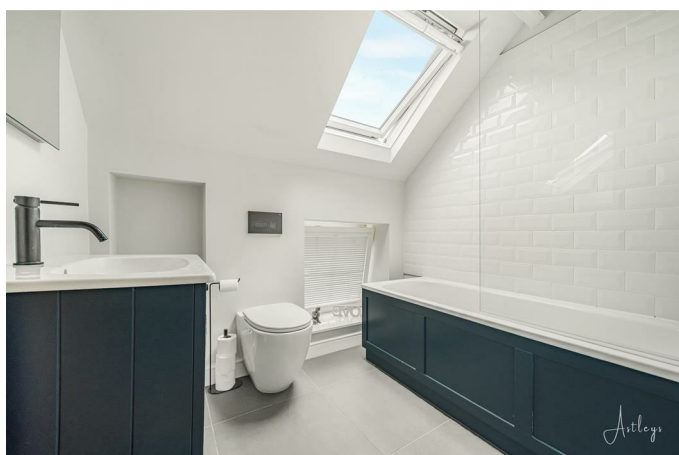


## Landing



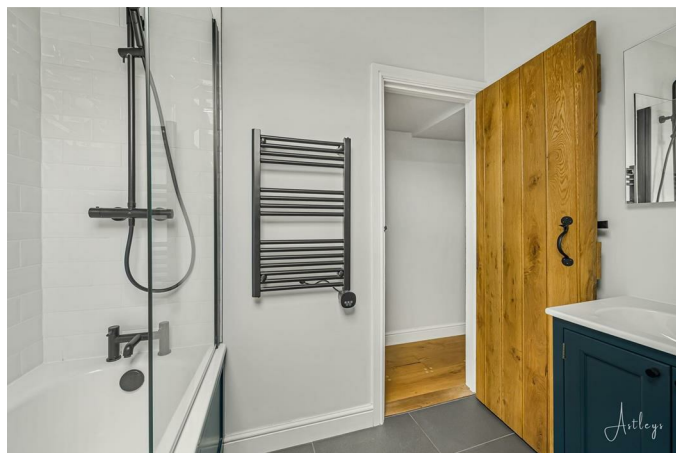
With doors to bedrooms. Door to bathroom.

## Bathroom 6'3" x 7'5" (1.92 x 2.27 )



You have a Velux roof window. Double-glazed window to the front. Wash hand basin. WC. Bath with shower over. Extractor fan. Tiled floor.

## Bathroom



## Bathroom

## Bedroom One 12'6" x 11'5" (3.83 x 3.50 )



You have double-glazed window to the front. Radiator. Door to built in cupboard.

### Bedroom One



### Bedroom Two 8'11" x 9'11" (2.74 x 3.03 )



You have double-glazed window to the front. Radiator. Door to built in cupboard.

### Bedroom Two

### Bedroom Three 8'0" x 8'6" (2.46 x 2.61 )



You have double-glazed window to the side. Radiator. Door to built in cupboard.

### Bedroom Three

#### External

#### Aerial Aspect



#### Another Aspect



### Another Aspect



### Front

Graveled private parking for two vehicles with steps leading up to a lawned terraced area.

### Side

You have a large garden area surrounded by shrubs and trees. Small paved area with access to the top and also a gated access to the front of the property.

### Grounds

### Grounds



### Grounds



### Grounds

### Grounds

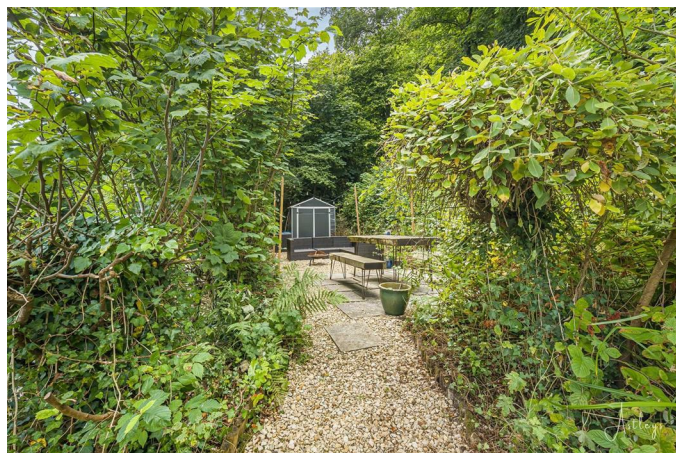




## Grounds



## Grounds



## Grounds



## Grounds



## Grounds



## Services

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

High risk  
Flooding from rivers  
Risk greater than 3.3% chance each year.

More about high risk from rivers  
Medium risk  
Flooding from the sea  
Risk between 0.5% and 3.3% chance each year.

More about medium risk from the sea

Very low risk

Flooding from surface water and small watercourses

Risk less than 0.1% chance each year.

**Council Tax Band**

Council Tax Band - F

**Tenure**

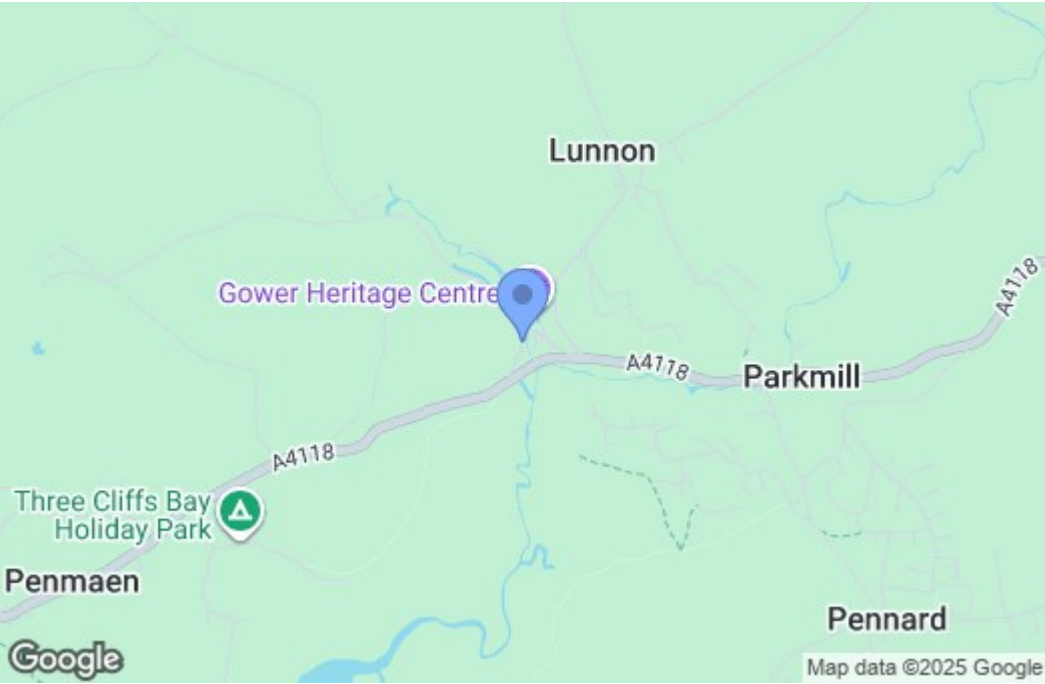
Freehold.



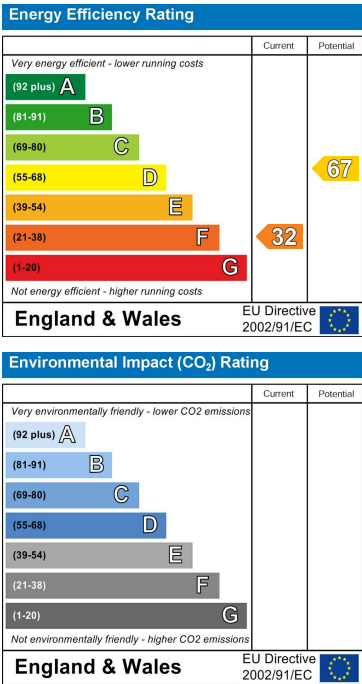
Floor Plan



Area Map



Energy Efficiency Graph



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