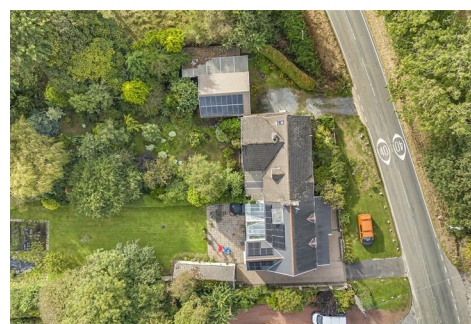




Gower Studio Cilibion, Gower, Swansea, Llanrhidian, SA3 1EB

£495,000

This charming six-bedroom semi-detached family home, dating back to the 19th century and once run as a bed and breakfast, offers generous accommodation and a superb setting within the sought-after Gower hamlet of Cilibion. Positioned next to common land and conveniently placed for Reynoldston and Llanrhidian, the property sits on a substantial plot of approximately 0.26 acres with a floor area extending to 2,595 sq ft.

The ground floor presents a welcoming hallway, cloakroom, lounge, sitting room, conservatory and a well-proportioned kitchen. On the first floor there are five bedrooms alongside the family bathroom, while the second floor is dedicated to a sixth bedroom complete with en-suite facilities.

Externally, the property provides a private driveway with parking for up to four vehicles and is enhanced by a front garden with a mix of colourful flowers and shrubs. A detached studio and shed can also be accessed from the front. To the rear, a mature garden offers a tranquil setting with an array of flowers, trees and shrubs, several fruit trees, two garden sheds and a lawned area. The garden enjoys direct access onto the adjoining common, creating a wonderful backdrop for family living and outdoor enjoyment.

Entrance

Via a hardwood door into the hallway.

Hallway



With stairs to the first floor. Double-glazed window to the front. Door to the cloakroom. Door to the kitchen. Door to the lounge. Door to the sitting room.

Cloakroom 7'7" x 2'8" (2.315 x 0.828)

You have a frosted double-glazed window to the front. WC. Wash hand basin.

Lounge 20'8" x 16'5" (6.300 x 5.026)



You have a double-glazed window to the front. Two radiators. Double-glazed window to the rear. Set of double-glazed French doors to the conservatory. Feature wood burner set on stone hearth set in the fireplace.

Lounge



Conservatory 9'1" x 16'6" (2.793 x 5.048)



You have a double-glazed PVC door to the rear with a set of double-glazed windows to the rear.

Sitting Room 22'8" x 15'0" (6.912 x 4.588)



You have a double-glazed sliding door to the rear garden and a double-glazed window to the side. Three radiators.

Sitting Room



Sitting Room



Kitchen 12'0" x 14'1" (3.683 x 4.308)



With a set of double glazed windows to the front. Double glazed PVC door to the porch. Radiator. The kitchen is fitted with a range of base and wall units. Running work surface incorporating a five ring gas hob with extractor hood over. One and a half bowl stainless steel sink and drainer unit, Stanley aga oil cooker.

Kitchen



Porch

You have a set of double-glazed windows to the side and a double-glazed PVC door to the side.

First Floor

Landing



You have a door to bathroom. Doors to bedrooms one to five. Stairs leading up to bedroom six.

Bathroom 8'6" x 9'1" (2.594 x 2.793)



You have a double-glazed window to the front. Radiator. Suite comprising; large walk-in shower cubicle. Bathtub. WC. Wash hand basin.

Bedroom One 14'9" x 10'5" (4.503 x 3.191)

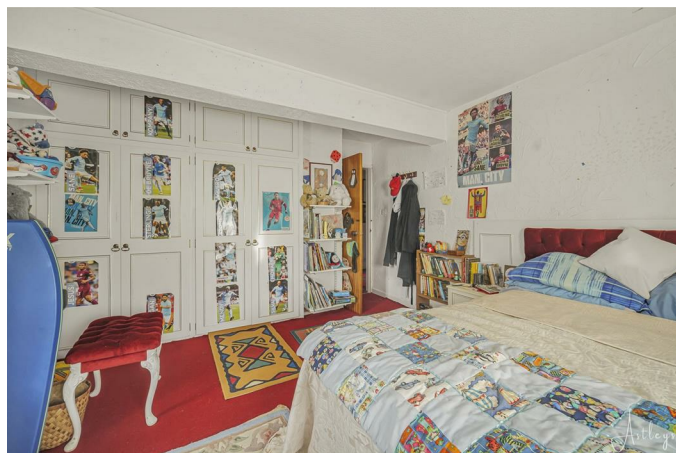


You have a double-glazed window to the rear. Radiator.

Bedroom One



Bedroom Two



Bedroom Two 15'4" x 11'9" (4.681 x 3.606)



You have a double-glazed window to the rear. Double-glazed window to the side. Radiator. Doors to built-in wardrobe.

Bedroom Three 10'0" x 16'9" (3.060 x 5.115)



You have a double-glazed window to the front. Radiator. Doors to built-in wardrobe.

Bedroom Three



Bedroom Four 10'5" x 10'1" (3.185 x 3.097)



You have a double-glazed window to the rear.
Radiator.

Bedroom Five 7'8" x 14'3" (2.339 x 4.344)



You have a double-glazed window to the side.
Radiator.

Bedroom Five



Second Floor

Landing

Opening to bedroom six.

Bedroom Six 13'2" x 15'10" (4.036 x 4.850)



With a door to the inner hall and a double-glazed window to the rear. Radiator.

Bedroom Six



Inner Hall



You have doors to built-in wardrobes and a door to en-suite.

En-Suite 9'8" x 9'7" (2.966 x 2.935)



Comprising a Velux roof window to the rear. Suite comprising; bathtub. Wash hand basin. Radiator. WC.

External

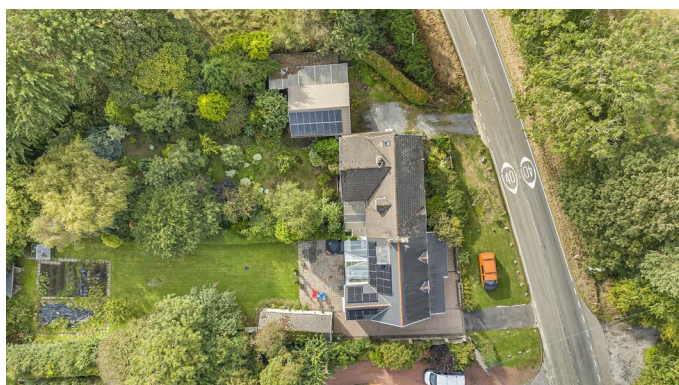
Aerial Aspect



Aerial Aspect



Aerial Aspect

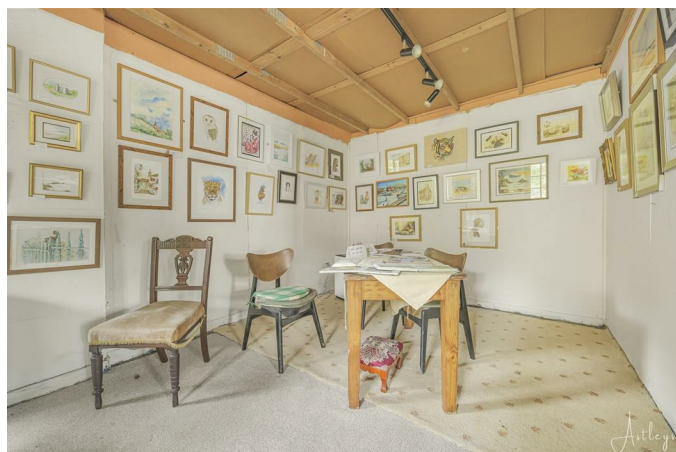


Front



You have private driveway parking for four vehicles. To the front you also have a variety of flowers and shrubs. Externally to the front you have the detached studio. Access to the shed.

Detached Studio 20'10" x 18'8" (6.363 x 5.690)



Formerly the garage. Currently being used as a studio. With a set of double-glazed windows to the front and rear. Glazed door to the rear garden. Opening to the workshop area and then opening to the utility area.

Detached Studio



Detached Studio



Utility Area 7'9" x 8'0" (2.367 x 2.460)

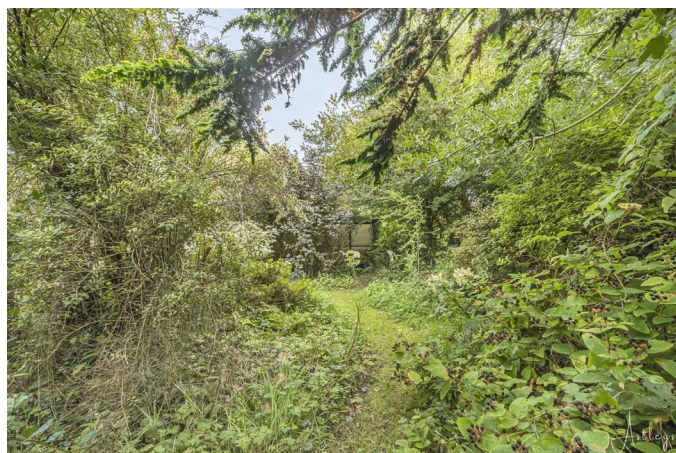
With running work surface incorporating a stainless steel sink and drainer unit. Plumbing for washing machine.

Rear

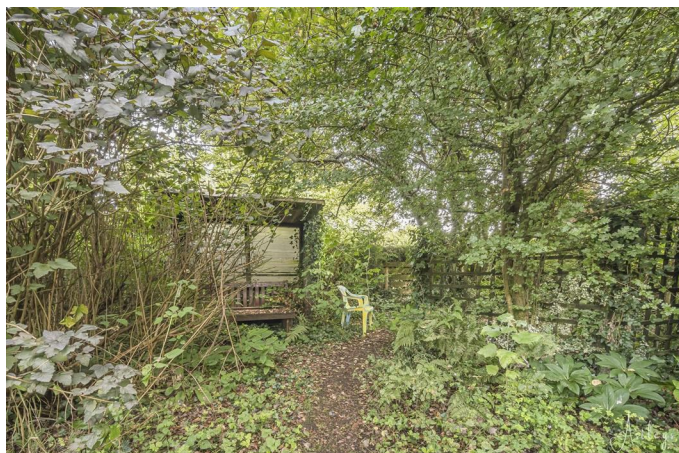


You have a mature garden which is home to a variety of flowers, trees and shrubs. Several fruit trees. Lawned garden. Two garden sheds. Rear garden backs onto the adjoining common.

Rear



Rear



Rear



Rear

Rear



Rear



Rear



Rear



Rear



Services

Mains electric. Oil central heating. Mains water. Cesspit. Broadband type - standard broadband. Mobile phone coverage available with O2, Three, Vodafone & EE.

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

Agents Note

Property benefits from solar panels which generate around £1,000 per annum.

Council Tax Band

Council Tax Band - F

Tenure

Freehold.

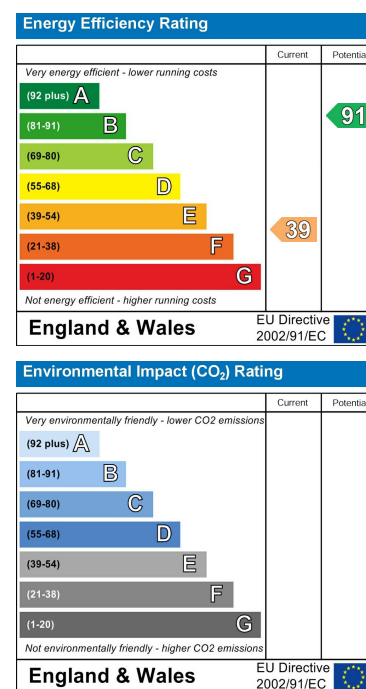
Floor Plan



Area Map



Energy Efficiency Graph



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