

Primrose Cottage  
Parkmill, Swansea,  
SA3 2EH



2



1



1



# Primrose Cottage Parkmill, Swansea, SA3 2EH

Offers Over  
**£275,000**



Set within the verdant folds of Parkmill on the western edge of the Gower Peninsula, this charming mid-terraced cottage offers a lifestyle where woodland, river and coast quietly meet. A gentle stroll from the doorstep leads through ancient oak and birch to the golden sweep of Three Cliffs Bay, one of Gower's most celebrated coastal landmarks. The village itself retains a warm and unhurried atmosphere, with a local café, craft shops and the Gower Heritage Centre giving shape to a small but spirited community. Nearby, bridleways, walking trails and beaches invite a life lived outdoors, while Swansea's amenities lie within easy reach for work or leisure.

The cottage layout is simply composed and thoughtfully arranged. On the ground floor, a kitchen and an inviting lounge create a comfortable rhythm between cooking, dining and quiet evenings by the fire. Upstairs, two double bedrooms and a bathroom bring restful proportions and gentle light. The interior feels balanced and intimate, offering both character and ease of living.

To the rear, a raised lawned garden enjoys the shelter of woodland, offering a sense of privacy and retreat. Morning coffee on the terrace or evenings surrounded by birdsong become part of the everyday rhythm. Allocated parking provides welcome practicality in this sought-after setting, ensuring convenience without compromise.

Here, daily life blends coastal air with country calm. It is a home that suits downsizers drawn to simplicity, professionals seeking a peaceful base within reach of the city, and lifestyle movers in search of coastal or country living on the Gower.



### Entrance

Via a double glazed stable door into the kitchen.

### Kitchen

12'11" x 7'5"

Set of double glazed windows to the front. Door to the lounge. Double glazed frosted door to the rear garden. Tile floor. Kitchen is fitted with a range of base and wall units. Running work surface incorporating a ceramic sink, mixer tap over. Plumbing for washing machine. Space for fridge freezer. Space for cooker.

### Lounge

14'4" x 11'8"

Set of double glazed windows to the front. Radiator. Stairs to the first floor. Feature fireplace, housing a wood burner set on slate hearth with wood surround.

### First Floor

#### Landing

Door to bathroom. Doors to bedrooms.

#### Bathroom

7'7" x 8'2"

Frosted double glazed windows to the rear. Well appointed suite comprising bathtub with shower over. WC wash hand basin. Cupboard. Radiator.

#### Bedroom One

9'2" x 11'7"

Double glazed windows to the front. Radiator. Door to built-in storage. Built-in wardrobe.

#### Bedroom Two

12'6" x 8'11"

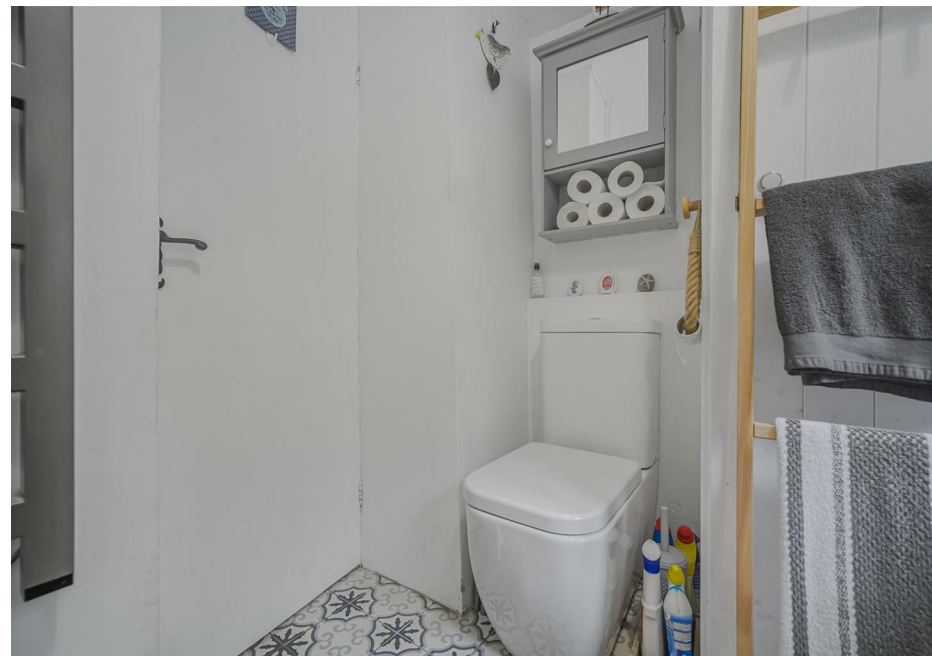
Set of double glazed windows to the front. Radiator. Door to built-in wardrobe.

### External

#### Front

Private parking area (with planning permission for a two storey building) Small decked area with room for storage.

### Parking



### Rear

Externally to the rear you have steps leading up to a lawned garden with a hardstanding, providing space for storage. The rear garden is bordered by fencing and wall. Home to a variety of flowers and shrubs.

### 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 medium risk from the sea

Very low risk

Flooding from surface water and small watercourses

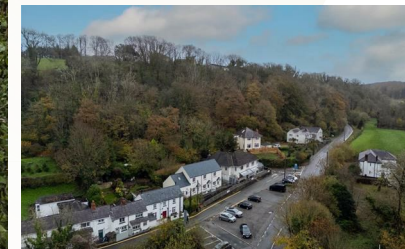
Risk less than 0.1% chance each year.

### Council Tax

Council Tax Band E

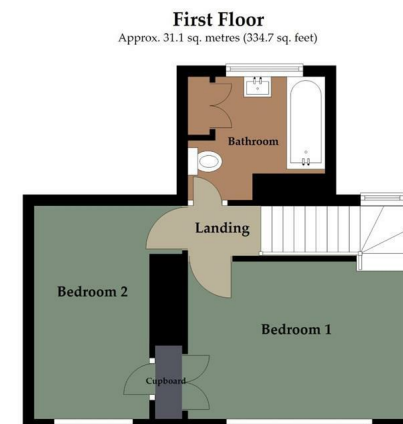
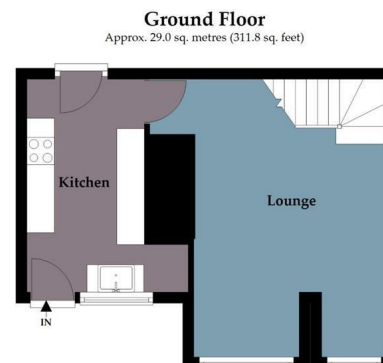
### Tenure

Freehold





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



Total area: approx. 60.1 sq. metres (646.5 sq. feet)

Astleys use all reasonable endeavours to supply accurate property information in line with the consumer protection from unfair trading regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective purchasers and it should not be assumed this property has all the necessary building regulations and planning permissions. Any heating, services and appliances have not been checked or tested. Floor plan is not to scale and is for illustrative purposes only. Plan produced using PlanUp.