



Middle Cottage Post Office Green, Llanmadoc, Swansea, SA3 1DE

Offers Over £395,000

Nestled in the charming village of Llanmadoc at the tip of the picturesque Gower Peninsula, this delightful well photographed terraced cottage - one of the oldest in Llanmadoc - with inglenook fireplace with original bread oven. Presents a rare opportunity to embrace coastal living at its finest. Boasting two spacious double bedrooms and two inviting living spaces, this residence promises a tranquil retreat with some partial views of the estuary and only a modest stunning daily walk to the dog friendly Llanmadoc & Broughton beaches or the dog friendly Village pub with food.

Upon entering, a welcoming hall sets the tone for the home, leading seamlessly into a cozy lounge where evenings can be spent curled up by the fireplace, creating cherished memories with loved ones. Adjacent, a bright dining room invites gatherings for delightful meals or intimate conversations, while the kitchen offers both functionality and style, catering to culinary enthusiasts with ease. Completing the ground floor, a convenient shower room adds practicality to the layout. Almost opposite village and community shop. Cottage has been used as a successful furnished holiday let for the past 17 years.

Entrance

Via a hardwood door into the hall.

Hall

With stairs to the first floor. Door to the lounge. Door to the dining room. Tiled floor.

Dining Room 13'0" x 8'10" (3.979 x 2.701)



With a double glazed window to the front. Double glazed window to the rear. Radiator. Tiled floor. Feature fireplace.

Dining Room



Lounge 13'1" x 15'8" (3.997 x 4.776)



With two double glazed windows to the front. Door to the kitchen. Radiator. Tiled floor. Feature fireplace housing a wood burner.

Lounge



Lounge



Kitchen



Kitchen 9'7" x 11'1" (2.927 x 3.379)

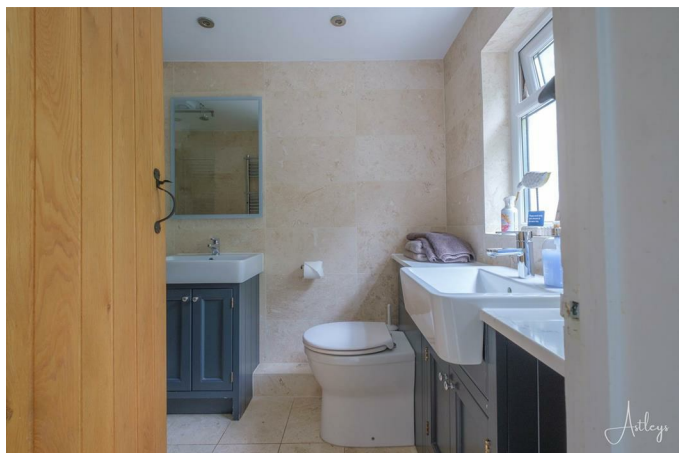


Kitchen



With an opening to the rear porch. Door to the shower room. Double glazed window to the rear. Tiled floor. Radiator. The kitchen is well appointed and fitted with a range of base and wall units, running work surface incorporating a stainless steel sink and drainer unit. Space for Rangemaster cooker. Space for fridge/freezer. Plumbing for washing machine. Space for tumble dryer. Space for dishwasher.

Shower Room 5'4" x 9'2" (1.647 x 2.818)

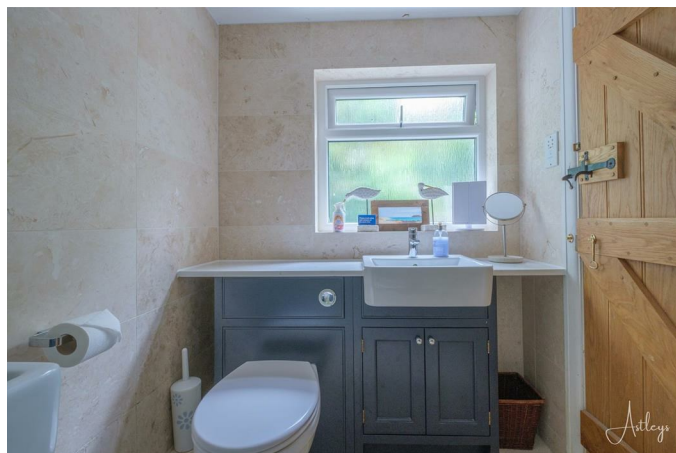


With a frosted double glazed window to the rear. Suite comprising; walk in shower with oversized shower head above. W/C. Two wash hand basin. Tiled floor. Tiled walls. Spotlights. Extractor fan. Chrome heated towel rail.

Shower Room



Shower Room



First Floor

Landing

With a double glazed window to the rear. Doors to bedrooms.

Bedroom One 13'1" x 15'8" (3.997 x 4.79)



With a double glazed window to the front offering sea views of the estuary. Double glazed window to the rear. Radiator.

Bedroom One



Bedroom Two 12'11" x 12'7" (3.954 x 3.848)



Bedroom One



With a double glazed window to the rear. Double glazed windows to the front offering sea views of the estuary. Radiator.

Bedroom Two



External

Feature Photograph



Aerial Shot



Another Aspect



Aerial Shot



Another Aspect



Aerial Shot



Aerial Shot



Rear



Front



You have a lawned garden offering pleasant partial sea views.

You have a raised patio seating area with ample room for tables and chairs. Lawned garden home to a variety of flowers, trees and shrubs. Gate leading to the private parking area for three vehicles.

Rear



Rear



Parking



Rear



Services

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

Council Tax Band

Council Tax Band - TBC

Tenure

Freehold.

Parking



Floor Plan



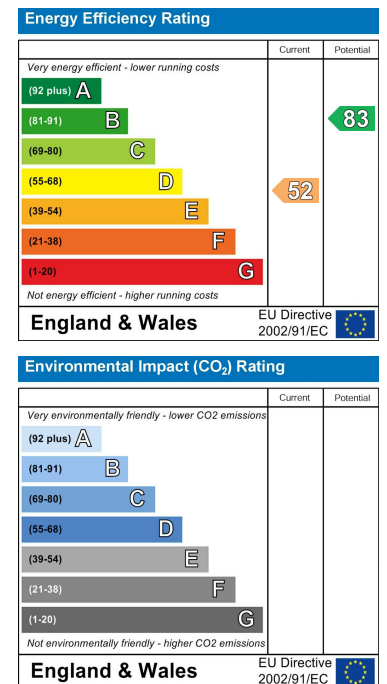
Total area: approx. 86.9 sq. metres (935.5 sq. feet)

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Plan produced using PlanIt.

Area Map



Energy Efficiency Graph



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