

LAND FOR SALE

Grazing land at Middle Hills, Pengwern Common, Gower, Swansea, SA2 7LL

A well-defined and fully enclosed paddock extending to approximately 3.54 acres, offering quality grazing in a quiet Gower setting.



**Offer in the region of
£42,000**



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THE PROPERTY

This attractive parcel of grazing land extends to approximately 3.54 acres and forms a clearly defined, fully fenced enclosure at Middle Hills, Pengwern Common. The paddock offers good quality pasture suitable for grazing livestock or equestrian use, with a manageable scale that will appeal to those seeking additional land without excessive acreage.

The ground is gently undulating and laid to grass, creating a practical and usable field that lends itself well to rotational grazing or private amenity use. The boundaries are secure, and the land is fully enclosed, providing reassurance for livestock owners.

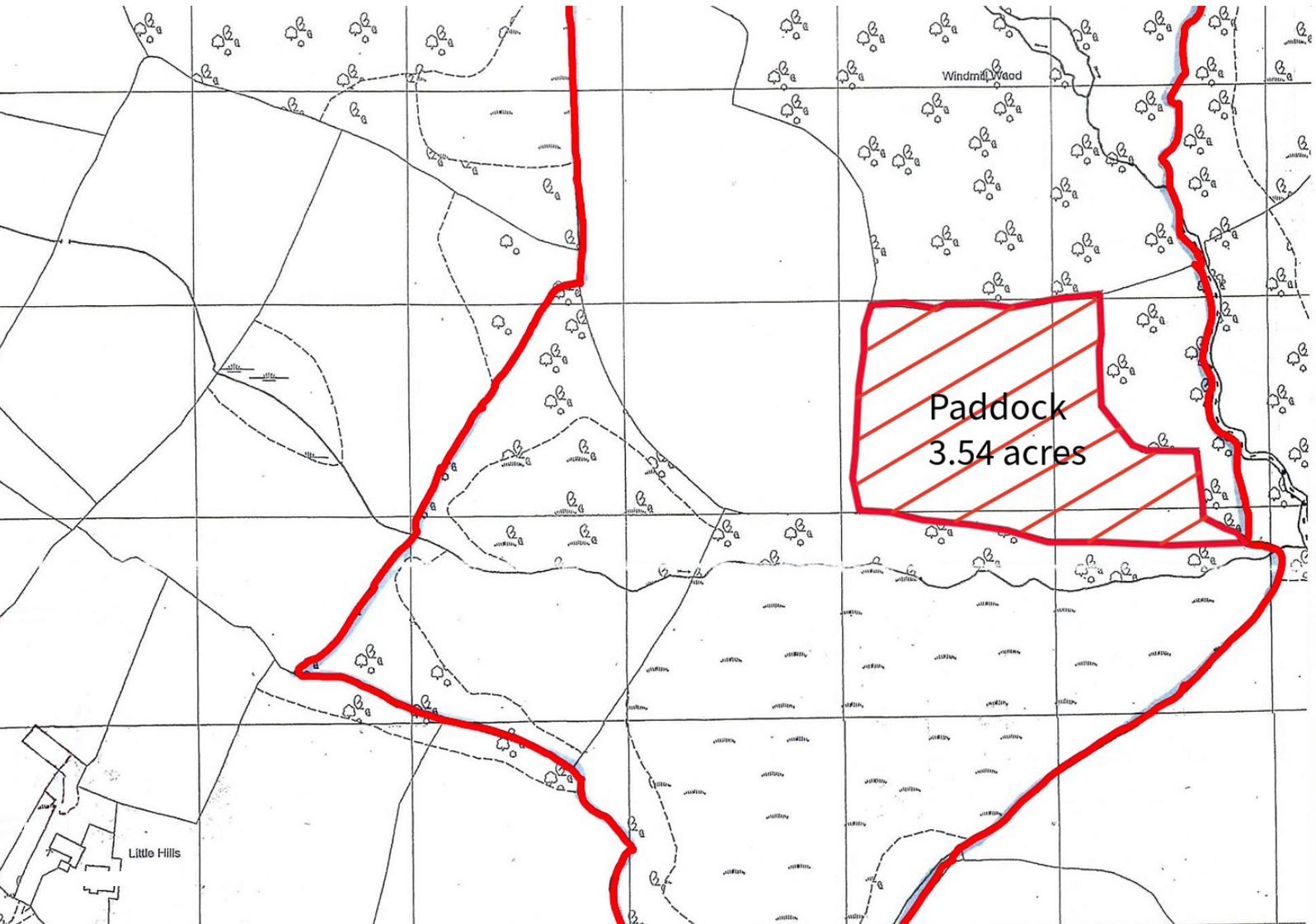
The overall feel is one of simplicity and utility — a straightforward, well-proportioned paddock within a highly regarded rural setting. Opportunities to acquire individual parcels of this nature in Gower are increasingly scarce, particularly where enclosure and access are already established.

Tenure: Freehold

Services: No mains services connected

Council Tax: Not applicable (agricultural land)

EPC: Not applicable



THE LOCATION



Pengwern Common sits within the renowned Gower Peninsula, Britain's first designated Area of Outstanding Natural Beauty. This is classic North Gower countryside — open commons, rolling farmland and far-reaching skies — yet remarkably accessible.

The coastline at Rhossili Bay is approximately 8 miles away, widely regarded as one of the finest beaches in Europe. Oxwich Bay lies approximately 6 miles to the south, offering expansive sandy shores and calm waters, while Three Cliffs Bay is around 7 miles distant, famed for its dramatic limestone backdrop.



The village of Reynoldston (approximately 2 miles) provides a well-regarded village shop, public house and strong community feel. Further amenities can be found in Killay (approximately 7 miles) and Swansea city centre (approximately 9 miles), offering comprehensive shopping, leisure and employment opportunities.

For those commuting, the M4 motorway at Junction 47 is approximately 10 miles away, providing onward links to Cardiff, Bristol and London.



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