

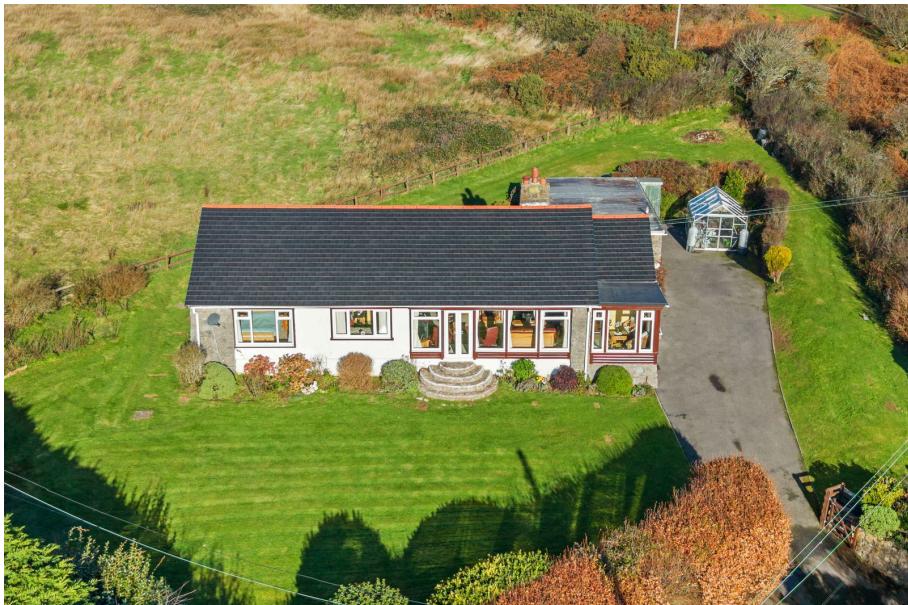


the
ANDERSON
Group **exp**

Ceffyl Gwyn, School Lane, Rhossili, Gower, Swansea, SA3 1PJ

Offers Over £475,000

 3  2  2



- Well-Presented Detached Bungalow
- Light-Filled Open Plan Lounge/Diner
- Family Bathroom & Shower Room
- Garage & Driveway with Parking for Five Cars
- Sought-After Location - Nearby Rhossili Bay and The Worm's Head
- Incredible Sea Views Throughout
- Three Double Bedrooms
- Two Additional Reception Rooms
- Bishopston Comprehensive School Catchment Area
- Please Quote JH001 When Enquiring

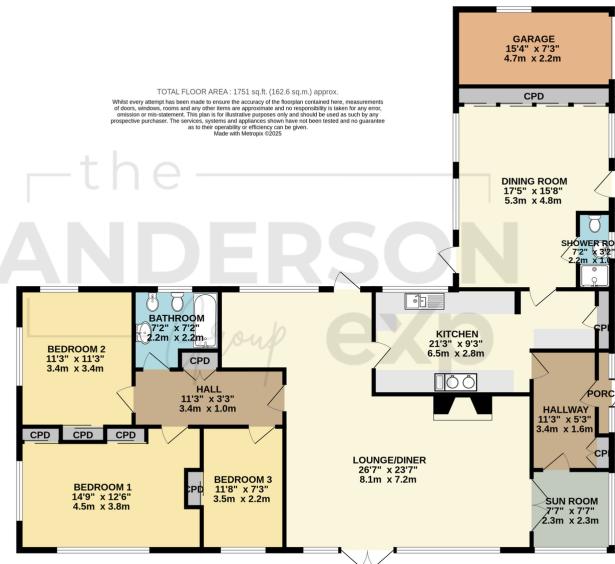




Well-presented three-bedroom detached bungalow situated in the highly sought-after coastal village of Middleton, Rhossili. This light-filled property offers generous single-level living with views of the sea and Rhossili Downs, multiple reception rooms, and a versatile layout ideal for families, down-sizers or those seeking a peaceful coastal retreat. Accommodation briefly comprising of: porch, hallway, lounge/diner, sun room, kitchen, dining room, three bedrooms, family bathroom and additional shower room. Externally this property benefits from a South-facing front garden, with driveway and garage.

Just a short distance from the world-famous Rhossili Bay, Rhossili Downs and the dramatic cliff-top walks of the Gower Peninsula, this property offers a rare opportunity to enjoy coastal living in one of Wales' most iconic locations. Viewing highly recommended.

TOTAL FLOOR AREA: 1751 sq.ft. (162.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows and doors have been taken by the agent and are approximate only. These dimensions may be subject to any error or omission or re-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The dimensions contained within this plan have not been tested and no guarantee is given as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Swansea, Mumbles & Cower

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