





Llanrhidian
Swansea
SA3 1EH

Offers in Excess of £
415,000.00

bettermove

Llanrhidian - Swansea

Bettermove are proud to present this charming 2 bedroom Traditional Gower Cottage in the picturesque village of Llanrhidian, situated in the heart of the beautiful Gower Peninsula, an Area of Outstanding Natural Beauty.

The property benefits from double glazing, and off-street parking via a driveway and garage. The council tax band is E. The property also benefits from planning permission for a single-storey extension, offering an exciting opportunity to further enhance and expand the existing living accommodation, subject to the approved plans.

The interior of this beautifully presented property comprises a spacious living room and a fitted kitchen with dining area on the ground floor. The first floor consists of 2 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for relaxing, outdoor entertaining and enjoying the peaceful surroundings.

Ashtree Cottage enjoys a truly special location in the sought-after village of Llanrhidian, surrounded by the breathtaking countryside and natural beauty of the Gower Peninsula, Britain's first designated Area of Outstanding Natural Beauty. The village offers a charming rural setting with a strong sense of community, traditional pubs and beautiful countryside walks right on the doorstep.

The property is ideally positioned for exploring the spectacular Gower coastline, with renowned beaches including Rhossili Bay, Oxwich Bay and Three Cliffs Bay within driving distance. The nearby salt marshes of the Loughor Estuary provide a distinctive natural landscape, offering scenic walking routes, wildlife spotting and far-reaching views across the surrounding countryside.

Despite its peaceful countryside setting, Llanrhidian offers convenient access to local amenities, with further shopping facilities, supermarkets, restaurants and leisure opportunities available in nearby villages and Swansea. Transport connections can be found via Gowerton railway station, local bus services and access to the M4 motorway.

Combining the tranquillity of village life with access to some of Wales's most spectacular coastal scenery, Ashtree Cottage presents a wonderful opportunity for those seeking a peaceful permanent residence, countryside retreat or coastal getaway. With the added benefit of planning permission for a single-storey extension, this property also offers excellent potential for buyers looking to create additional living space.

BEDROOMS	BATHROOMS	RECEPTIONS	TENURE
2	1	1	Freehold

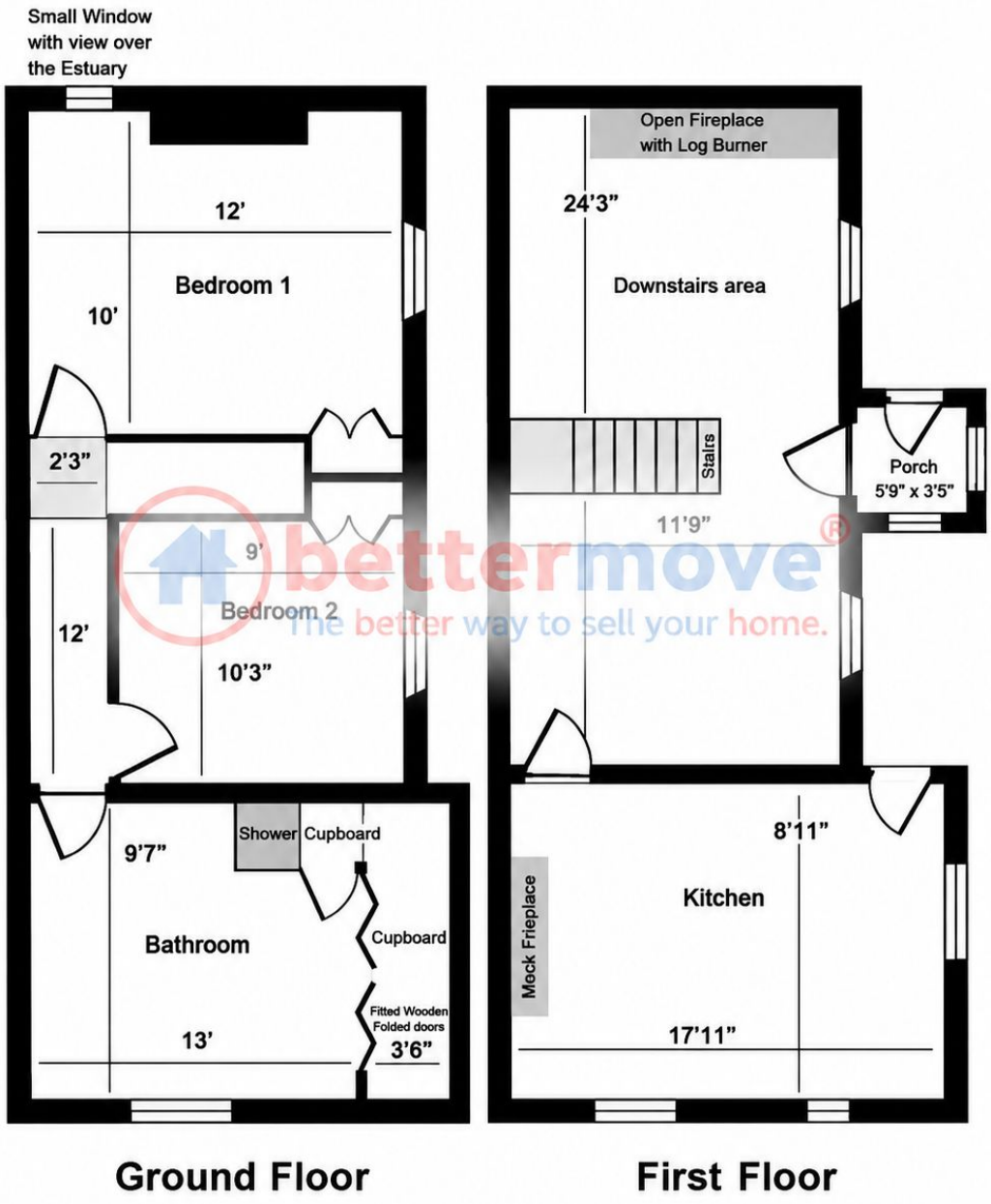








Floor Plan



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Energy Efficiency Rating	Current	Potential
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		79
(55 to 68) D		
(39 to 54) E	39	
(21 to 38) F		
(1 to 20) G		

Environmental Impact Rating	Current	Potential
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		74
(55 to 68) D		
(39 to 54) E		
(21 to 38) F	37	
(1 to 20) G		







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