

Rose Cottage Port
Eynon, Swansea, SA3
1NL



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Offers Over
£530,000



Set within the coastal village of Port Eynon, Rose Cottage enjoys a setting shaped by sea air, open countryside and a close knit community. The village is known for its sweeping bay and sandy beach, with coastal paths that trace the Gower Peninsula and invite long walks in every season. A handful of cafés and local amenities lend a gentle rhythm to daily life, while Swansea itself remains within easy reach for wider shopping, schooling and transport connections.

This detached thatched cottage offers a rare sense of heritage, its character immediately evident in the texture of its elevations and the warmth within. Extending to approximately 1135 square feet, the accommodation is thoughtfully arranged. A welcoming porch leads into a generous lounge and dining room where traditional features and natural light combine to create a comfortable and sociable space. The kitchen sits to the rear, practical and well placed, with a separate utility room providing additional convenience.

Upstairs, two well proportioned double bedrooms are accompanied by a family bathroom, with the principal bedroom benefitting from its own en suite. Each room reflects the cottage's enduring charm while offering a calm and restful atmosphere.

Outside, the grounds have been carefully shaped to complement both the setting and the home itself. To the front, a private driveway provides parking for several vehicles, alongside a garden with a feature pond and an established mix of flowers, trees and shrubs. The rear garden unfolds in layers, beginning with a gravelled area and leading to a lawn bordered by mature planting. A raised decked terrace offers a natural place for outdoor dining and quiet moments, enclosed by walling and fencing to create a sense of privacy.

Rose Cottage presents a distinctive opportunity to enjoy coastal village living within a home of genuine character and presence.



Entrance

Via a double glazed stable door into the porch.

Porch

With a set of double glazed windows to the front and to the side. Tiled floor. Glazed hardwood stable door into the lounge/dining room.

Lounge/Dining Room

14'1" x 24'5"

With an opening to the kitchen. Stairs to the first floor. Set of double glazed sash windows to the front. Feature wood burner set in fireplace. Feature fireplace housing and electric fire. Two radiators. Exposed beams.

Kitchen

13'5" x 22'5"

With a door to the utility room. Double glazed window to the side. Double glazed windows to the rear. Double glazed French doors leading out to the rear garden. The kitchen is fitted with a range of base and wall units. Running wood block work surface incorporating a ceramic sink with mixer tap over. Integral dishwasher. Aga cooker. Integral washing machine. Tiled floor. Radiator.

External

Utility Room

8'2" x 7'11"

You have a set of double glazed windows to the rear. Radiator. Space for American style fridge freezer. Doors to built-in storage cupboards.

First Floor

Landing

You have a double glazed window to the rear. Door to the bathroom. Doors to bedrooms.

Bathroom

5'11" x 6'5"

With a frosted double glazed window to the side. Bathroom suite comprising; corner shower cubicle. WC. Wash hand basin. Chrome heated towel rail. Extractor fan.



Bedroom One

11'7" x 12'0"

Set of double glazed sash windows to the front. Radiator. Door to en suite.

En-Suite

5'6" x 9'1"

Beautifully appointed bathroom suite comprising a bathtub. Low level WC. Wash hand basin. Chrome heated towel rail. Tiled floor. Extractor fan. Exposed beams.

Bedroom Two

10'1" x 15'3"

You have a double glazed window to the side. Double glazed sash window to the front. Radiator. Exposed beams.

Front

Private driveway parking for several vehicles leading to the rear garden. To the front you have a feature garden pond and a lovely garden home to a variety of flowers, trees and shrubs.

Another Aspect

Aerial Aspect

Side

Rear

Gravel garden which in turn leads to a lawned garden. Raised decked seating area with room for tables and chairs. Rear garden is bordered by wall and fencing and home to a variety of flowers, trees and shrubs.

Services

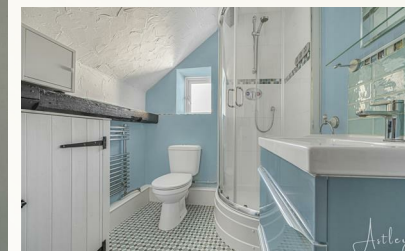
Mains electric. Mains water. Mains Drainage. Broadband type- full fibre. Mobile phone coverage available with O2, Three, EE & Vodafone.

Council Tax Band

Council Tax Band - G

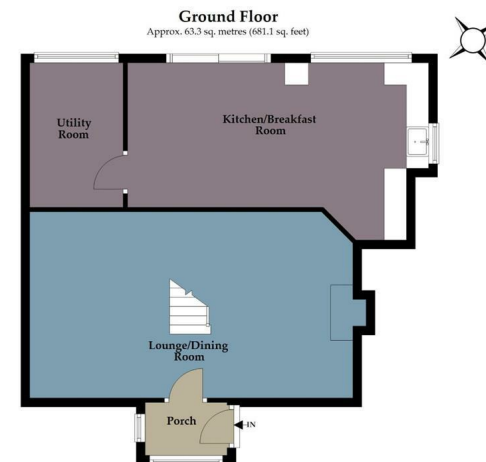
Tenure

TBC.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	39	59
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 105.5 sq. metres (1135.4 sq. feet)

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Plan produced using PlanUp.