

LAND FOR SALE

Grazing Land, Middle Hills, Pengwern Common, Gower, Swansea, SA2 7LL

A beautifully positioned block of grazing land in the heart of Gower, extending to approximately 9.75 acres and enjoying established legal access from Pengwern Common.



**Offer in the region of
£120,000**



Telephone
01792 986099

Address
29-30 Dunns Lane
Mumbles
SA3 4AA

E-mail and Web
info@thegreenroomhomes.com
www.thegreenroomhomes.com.com

THE PROPERTY

Extending to approximately 9.75 acres in total, this attractive parcel of pasture and woodland lies in a peaceful rural setting at Middle Hills, Pengwern Common.

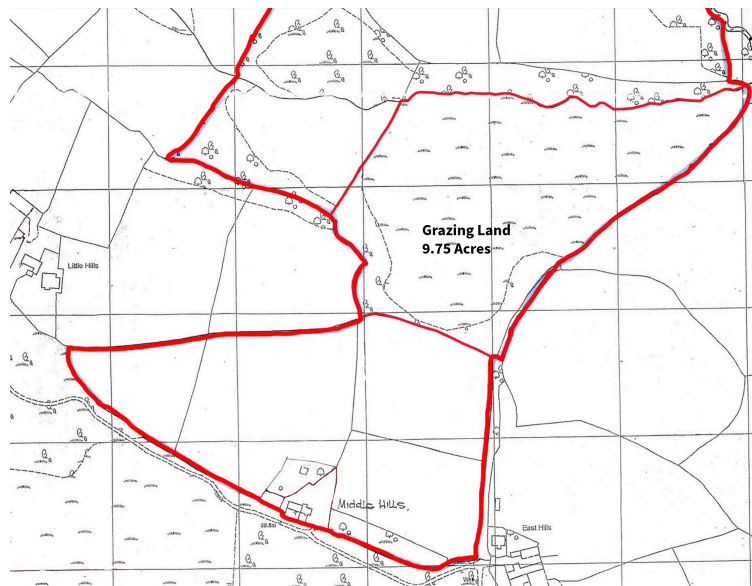
The land is fully fenced and gated, forming a cohesive and manageable holding suitable for grazing, equestrian use or amenity purposes.

This is a quietly special block of Gower land — equally suited to those seeking practical grazing ground or simply a private rural retreat within one of Wales' most cherished landscapes.

Tenure: Freehold

Services: No mains services connected (buyers to make their own enquiries regarding water supply if required)

Council Tax: Not applicable (agricultural land)



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.



Contact Us

Telephone
01792 986099

Address

29-30 Dunns Lane
Mumbles
SA3 4AA

E-mail and Web

info@thegreenroomhomes.com
www.thegreenroomhomes.com.com



Whilst every effort has been made to ensure these details are accurate, they are for illustrative purposes only and should be read as a guide and not relied upon. Internal floorplans may be subject to alteration. Dimensions listed are maximum and approximate. computer generated images are for illustrative purposes only.