



the
ANDERSON
Group **exp**

Lanesbury, Llangennith, Gower, Swansea, SA3 1HU

Offers Over £550,000

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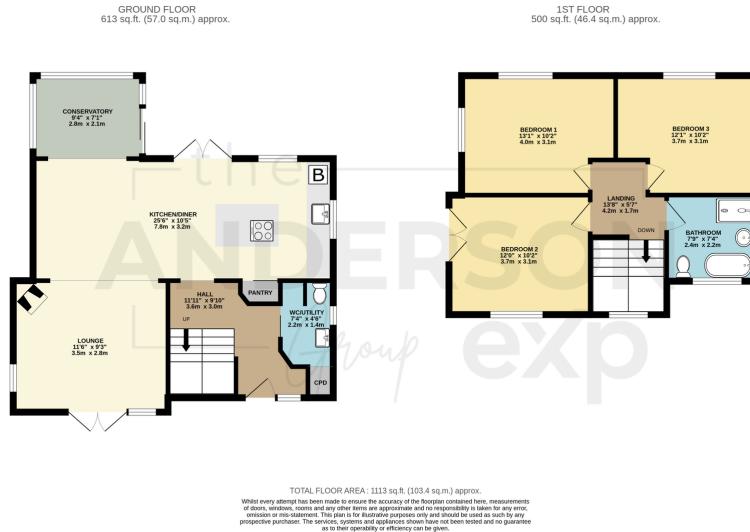


- Beautifully Presented Detached Family Home
- Open Plan Lounge/Kitchen/ Diner
- Generous Driveway
- Sought-After Gower Village Location
- Tiered Garden with Sea Views & Summer House
- Superb Energy Efficiency with Solar Panels & ASHP
- Incredible Sea and Countryside Views
- Log Burning Stove and Log Stores
- South-Facing Front Terrace
- Please Quote JH001 When Enquiring





Beautifully presented three-bedroom detached home situated in the highly sought-after Gower village of Llangennith. Accommodation briefly comprises of entrance hall, open plan lounge, generous kitchen/diner, conservatory and WC/utility on the ground floor, with three double bedrooms and a family bathroom on the first floor. The property offers well-proportioned living space, a practical layout and excellent potential for family living or a coastal retreat. Positioned within the Gower Area of Outstanding Natural Beauty, the property is ideally located for access to scenic coastal and countryside walks, local village amenities and the renowned beaches of Rhossili and Llangennith. Viewing is highly recommended. Freehold.



Energy Efficiency Rating

| | Current | Potential |
|--|---------|-----------|
| <i>Very energy efficient – lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | 89 | 93 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient – higher running costs</i> | | |



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It is recommended that you check the contract you have with your current agent.