

3 St. Georges Terrace,
Reynoldston,
Swansea, SA3 1AB

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£350,000



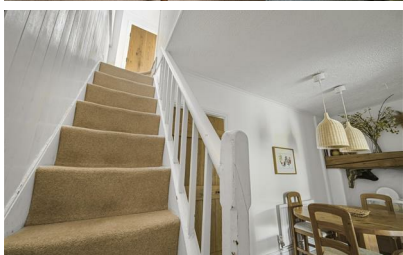
Set within the gentle landscape of the Gower Peninsula, this village location offers a composed blend of countryside and coastal living. Reynoldston is known for its close community, with a well regarded village pub, café, and local school, while the wider peninsula provides access to open farmland, walking routes, and some of South Wales' most celebrated beaches. Swansea is within easy reach, allowing for convenience without compromising the sense of retreat.

The property offers a practical and well balanced layout. A porch leads into a comfortable lounge, flowing through to a separate dining room and onward to the kitchen, with a ground floor bathroom positioned to the rear. The arrangement supports both everyday living and more sociable occasions with ease.

Upstairs, two bedrooms provide calm and restful spaces, alongside a cloakroom that adds further convenience. The proportions feel considered, with a natural flow throughout.

Externally, the front garden is designed for low maintenance, planted with a mix of flowers and established greenery. To the rear, steps rise to a patio seating area suited to outdoor dining, with a lawn beyond bordered by hedging, offering a sense of privacy and enclosure.

Offered with no onward chain, this is a straightforward opportunity to secure a home in a quietly desirable Gower village setting.



Entrance

Via a frosted double-glazed PVC door into the porch.

Porch

Double glazed windows to the side. Hardwood stable door into the lounge. Tiled floor.

Lounge

12'3" x 14'6"

With door to understairs storage. Door to the dining room. Double glazed window to the front. Radiator. Feature fireplace housing a wood burner set on slate hearth.

Dining Room

6'0" x 14'7"

Opening to the kitchen. Stairs to the first floor. Doors to built-in storage. Door to the bathroom. Radiator.

Kitchen

14'7" x 7'9"

You have a double glazed sliding door to the rear garden. Radiator. The kitchen is fitted with a range of base and wall units. Running work surface incorporating a one and a half bowl stainless steel sink and drainer unit. Plumbing for washing machine. Space for fridge freezer. Space for cooker.

Bathroom

10'4" x 5'2"

Frosted double-glazed window to the rear. Suite comprising; bathtub. WC. Wash hand basin. Radiator. Tiled floor. Tiled walls.

First Floor

Landing

Loft access. Door to cloakroom. Doors to bedrooms.

Cloakroom

4'4" x 3'2"

WC. Wash hand basin. Tiled floor.



Bedroom One

11'9" x 8'9"

Double glazed window to the rear. Radiator. Doors to built-in wardrobe.

Bedroom Two

10'9" x 8'9"

Double glazed window to the front. Radiator. Opening to storage area.

External

Aerial Aspect

Front

Low maintenance garden home to a variety of flowers, trees, and shrubs.

Rear

Steps leading up to a raised patio seating area with ample room for tables and chairs. Lawned garden bordered by hedging.

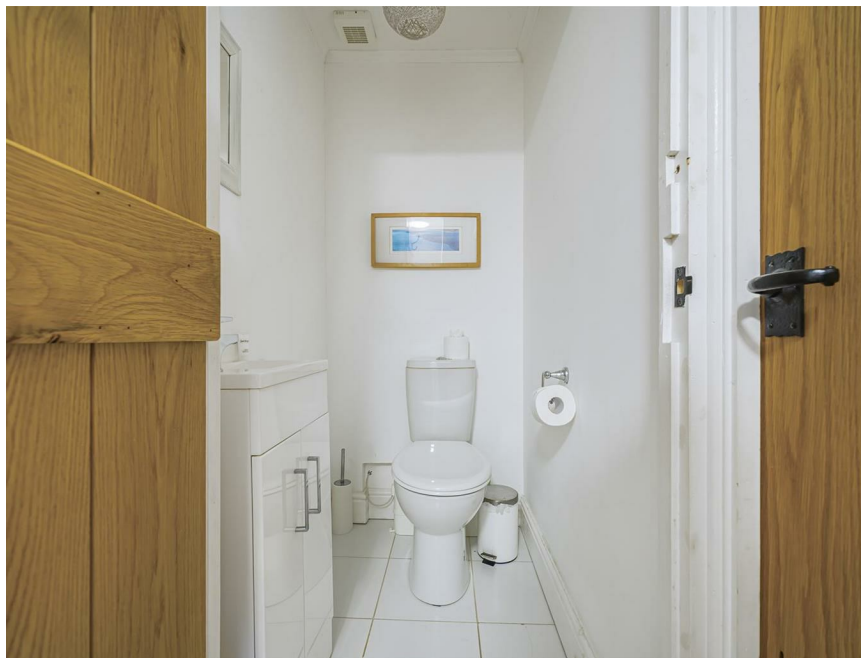
Services

Council Tax Band


Council Tax Band - E

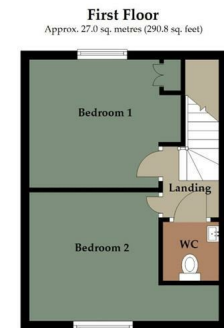
Tenure

Freehold.





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



Total area: approx. 76.6 sq. metres (824.7 sq. feet)

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Plan produced using PlanUp.