

**Victoria Road, Penclawdd, Swansea, SA4 3FX**

Offers Over £495,000

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Quote reference DS1317 when enquiring.

Nestled in the picturesque village of Penclawdd on the Gower Peninsula, Emlyn Cottage is a delightful, historical three-bedroom home that perfectly captures the essence of semi-rural living. Positioned on an elevated and secluded edge-of-village setting, the property enjoys breathtaking, panoramic views over the estuary, with a constantly changing natural backdrop surrounded by wildlife and seasonal interest.

The cottage offers a warm and welcoming interior, blending traditional charm and natural materials with tasteful modern improvements. The living spaces are bright and well proportioned, ideal for both relaxing and entertaining, while large windows frame the spectacular estuary views and allow natural light to flood in. Downstairs benefits from modern kitchen with granite worktops as well as a large cloakroom and utility. Upstairs, three comfortable bedrooms and modern bathroom provide flexible accommodation for families, guests, or home working.

The property benefits from a host of energy efficiency improvements, making it both comfortable and economic. These include air source heat pump, solar panels and battery storage, extensive insulation, electric car charger and a host of modern upgrades.

#### Ground Floor:

- Living & Dining: 7.67m x 3.65m (25ft x 11'9ft)
- Kitchen: 3.25m x 3.51m (10'6ft x 11'5ft)
- Utility and cloakroom: 2.51m x 1.21m (8'2ft x 3'9ft)
- Shower Room: 1.1m x 2.16m (3'6ft x 7ft)

#### First floor landing:

- Bedroom One: 3.93m max x 3.65m (12'8ft x 11'8ft)
- Bedroom Two: 2.46m x 3.5m (7'8ft x 11'4ft)
- Bathroom: 2.87m x 2m (9'1ft x 6'5ft)
- Bedroom Three: 3.17m x 2.68m (10'4ft x 8'7ft)

#### External:

- Garage: 5.84m x 2.86m (19'1ft x 9'3ft)

The beautifully landscaped gardens have been carefully designed to create a series of inviting spaces intimately connected with nature. An abundance of fruit trees, mature shrubs and wildflowers offer the perfect outdoor setting for dining, gardening and enjoying the tranquil surroundings. Whether it's morning coffee overlooking the water or evening sunsets with friends, the outdoor areas are a standout feature of this home.

A large driveway, with space for multiple vehicles, leads to a spacious garage and storage or utility areas. Adjacent to the property is half an acre of managed woodland, abundant in native trees and bluebells, which the purchaser will have an opportunity to adopt (further information available upon request).

Penclawdd is a charming and family friendly village blessed with numerous shops and everyday essentials, including supermarket, post office, GP surgery, pharmacy, primary school, playground and much more. Within easy reach of both Swansea and the world renowned Gower Peninsula beaches via well-connected public transport links, making this an ideal permanent residence, holiday home or investment opportunity.

"The land package has an opportunity to be extended, please speak with the agent."

#### Viewings:

Prior to viewing: We encourage you to explore all marketing materials provided. Examine the floorplan, dimensions, video, and map. If possible, we also suggest driving by the property or using Google Street View to ensure the property and area match your wants and needs. Some of our clients may ask that only proceedable buyers, those who are under offer or have no related sale, request viewings. If you'd prefer a more modern approach, we also offer virtual viewings. Just let us know if that works better for you!

#### Property Information:

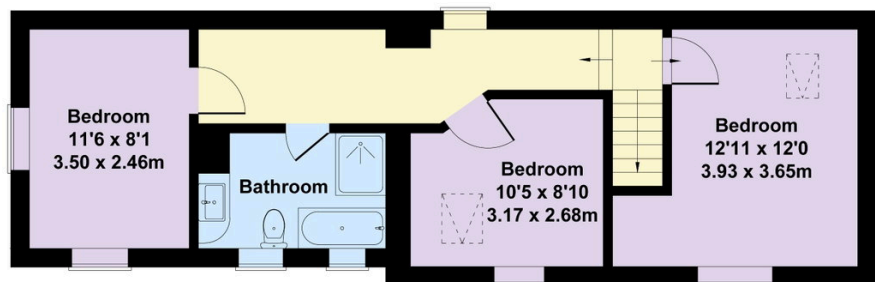
All measurements, floorplans, and land plans are there to give a broad view, and are approximate. While we've done our best to make sure everything is accurate, we recommend double-checking the details with your solicitor. We haven't tested any of the services or appliances, therefore we cannot guarantee they're in working order. The photos are for marketing purposes only, please don't assume that everything you see is included with the property. Some fixtures and fittings may also be available by separate negotiation. We're committed to ensuring you have all the information needed to make an informed decision when buying a property. However, it's essential that all details are verified by your solicitor, and everything we've provided is given in good faith, based on information from the Land Registry and our sellers.

## Key Features

- Quote reference DS1317 when enquiring
- Charming detached eco cottage
- Uninterrupted panoramic views across the estuary
- Beautifully landscaped, well-maintained gardens
- Solar panels, EV charger, battery storage & air-source heat pump
- Bright and airy living spaces with scenic outlooks
- Easy access to Swansea and the Gower Peninsula
- Ideal family home or holiday retreat
- Garage & Driveway
- Potential to expand external land package - speak to agent.

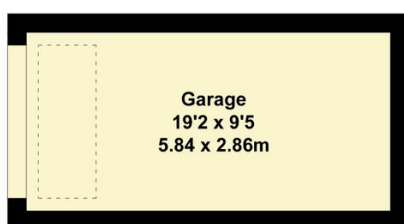
## Emlyn Cottage, Victoria Road, Penclawdd, SA4 3FX

Approximate Gross Internal Area  
1216 sq ft - 113 sq m

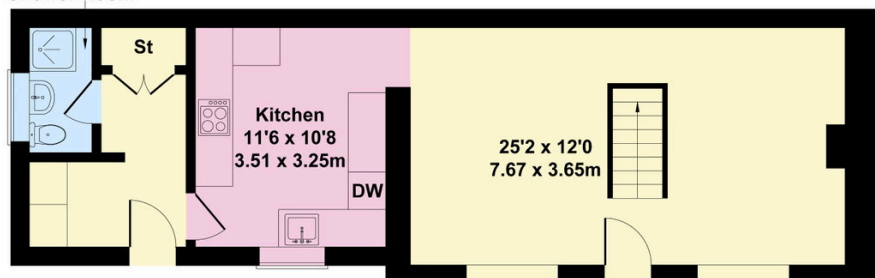


### FIRST FLOOR

#### Shower Room



### GARAGE



### GROUND FLOOR

For Illustrative Purposes Only.