

Caswell Sandy Lane,
Parkmill, Swansea,
SA3 2EW



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£300,000

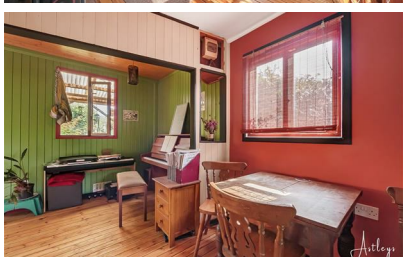


Caswell offers a wonderfully peaceful coastal setting, close to the sandy shores of Three Cliffs Bay and surrounded by the beautiful countryside and coastline of the Gower Peninsula. The nearby village of Pennard/Southgate provides everyday amenities, while Mumbles is within easy reach with its independent shops, cafés, restaurants and seafront. The surrounding area is ideal for coastal walks and enjoying the outdoors, with excellent access to the wider Gower landscape.

Set within an impressive 0.07 acre plot, this distinctive detached home offers a rare combination of character, generous outdoor space and a highly individual layout. Timber framed in construction, the accommodation includes a lounge and dining room, office, bedroom, kitchen and shower room, with an attic room on the second floor providing useful additional space.

Externally, the property benefits from parking for one vehicle and a lawned front garden, home to a variety of flowers, trees and shrubs. A veranda offers ample storage, while side access leads to the rear, where a further lawned garden provides a peaceful space to enjoy the surroundings.

With its generous plot, versatile accommodation and enviable position close to Three Cliffs Bay, this is an appealing home offering the opportunity to enjoy a relaxed coastal lifestyle in one of the Gower Peninsula's most sought after locations.



Entrance

Via a frosted glazed hardwood door into the lounge dining room.

Lounge/Dining Room

15'11" x 14'4"

With an opening to the kitchen. Door to the office. Door to the bedroom. Feature fireplace housing on a wood burner set on tiled hearth. Glazed window to the side. Glazed window to the front. Wall mounted electric heater. Steps to the attic room.

Attic Room

22'4" x 9'8"

Glazed window to the side, two glazed windows to the side.

Office

5'1" x 8'4"

Glazed window to the front.

Bedroom

13'5" x 8'3"

Glazed window to the rear. Wall mounted electric heater.

Kitchen

6'9" x 7'11"

Set of glazed windows to the rear and a door to the shower room. Kitchen is fitted with a range of base units. Running work surface incorporating a stainless steel sink and drainer unit. Plumbing for washing machine. Space for fridge freezer. Space for cooker.

Shower Room

7'2" x 5'9"

Frosted glazed window to the rear. Suite comprising; corner shower cubicle. WC. Wash hand basin.

External

Another Aspect

Aerial Aspect



Front

Parking for one vehicle. Lawned garden home to a variety of flowers, trees and shrubs. Veranda with ample room for storage. Side access to the rear.

Rear

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

Agents Note

Property is timber framed.

Services

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

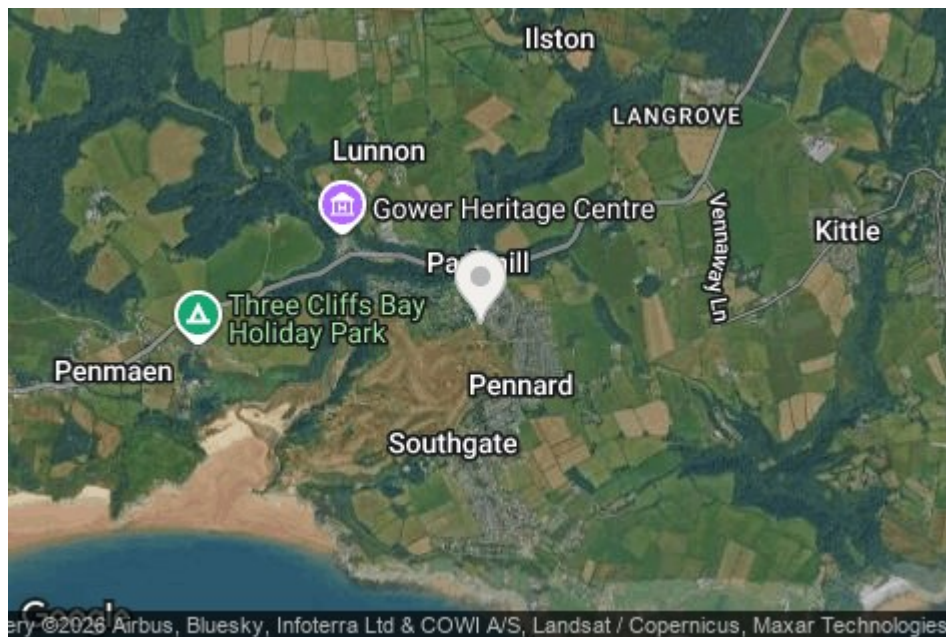
Council Tax Band

Council Tax Band - B

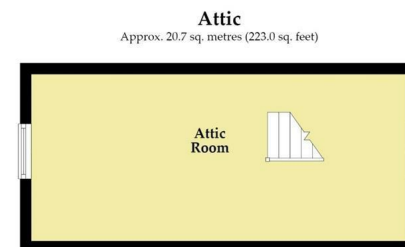
Tenure

Freehold.





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		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 70.8 sq. metres (762.1 sq. feet)

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Plan produced using PlanUp.