

9 Kittle Hill Lane,
Kittle, Swansea, SA3
3LB

5 2 2

 **ASTLEYS**
SALES AND LETTINGS



9 Kittle Hill Lane, Kittle, Swansea, SA3 3LB

Offers Over
£400,000



Situated within the desirable village of Kittle on the Gower Peninsula, this detached home enjoys an enviable setting surrounded by coastline and countryside. Local cafés, village amenities and well regarded schools are close by, while the beaches of Langland, Caswell and Three Cliffs Bay are all within easy reach. Swansea city centre also remains conveniently accessible.

Offered for sale with no onward chain, the property occupies a plot of approximately 0.13 acres and extends to around 2,095 square feet. The accommodation is generous and versatile, well suited to family living or multigenerational occupation.

The ground floor offers a comfortable arrangement of living spaces including a lounge, sitting room and conservatory, each enjoying a pleasant connection to the garden. The kitchen sits centrally within the home, while three bedrooms and a wet room on this level provide flexibility for guests, home working or ground floor living.

Upstairs are two further bedrooms and the family bathroom, with views towards the surrounding countryside adding to the peaceful atmosphere of the property.

To the front, private driveway parking accommodates two to three vehicles with side access leading to the rear garden. Laid mainly to lawn and bordered by mature flowers, shrubs and trees, the garden enjoys a wonderful countryside outlook and includes two detached garden sheds for additional storage.



Entrance

Via frosted double glazed PVC door into the porch.

Porch

Frosted double glazed PVC door with frosted double glazed side panel into the hall.

Hall

Door to bedroom five. Doors to built-in storage cupboards. Door to the lounge. Parquet flooring.

Bedroom Five

13'11" x 8'6"

Set of frosted double glazed windows to the side. Set of double glazed windows to the front. Radiator.

Lounge

17'0" x 19'5"

With a door to the kitchen. Door to the inner hall. Two radiators. Feature fireplace housing a wood burner set on slate hearth. Set of double glazed windows to the front. Frosted double glazed window to the side. Parquet flooring.

Kitchen

10'1" x 8'11"

Frosted double glazed window and a frosted double glazed PVC door to the side. 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. Space for cooker. Space for fridge freezer. Space for dishwasher.

Inner Hall

With stairs to the first floor. Doors to built-in storage cupboard. Radiator. Door to the wet room. Doors to bedrooms three and four. Door to the sitting room.

Wet Room

5'4" x 8'4"

Set of frosted double glazed windows to the side. Suite comprising; a large walk-in shower. WC. Wash hand basin. Radiator.

Bedroom Three

11'8" x 12'10"

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

Bedroom Four

9'3" x 7'5"

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

Sitting Room

11'9" x 15'9"

Double glazed sliding door leading out to the conservatory. Radiator.



Conservatory

11'1" x 24'8"

With a set of double glazed windows to the rear and a set of double glazed French doors to the rear. Tiled floor. Radiator. Underfloor heating.

First Floor

Landing

You have a Velux roof window to the side. Radiator. Doors to eaves storage. Doors to bedrooms one and two. Door to bathroom.

Bathroom

9'6" x 6'8"

Velux roof window to the side. Suite comprising; corner shower cubicle. WC. Wash hand basin. Chrome heated towel rail.

Bedroom One

11'7" x 12'11"

Velux roof window to the side and a set of double glazed French doors leading out to the rear balcony which offers breathtaking countryside views. Doors to built-in wardrobes. Door to eaves storage. Radiator.

Bedroom Two

10'6" x 13'4"

Velux roof window to the side. Radiator. Doors to eaves storage.

External

Another Aspect

Aerial Aspect

Front

Private driveway parking for two to three vehicles with side access to the rear.

Rear

Bordered by fencing and hedging. You have a lawned garden home to a variety of flowers, trees and shrubs. Two detached garden sheds and a pleasant countryside outlook.

Services

Mains electric. Septic tank. Mains water. Broadband type - Ultra fast fibre. Mobile phone coverage available with EE, O2 & Vodafone.

Council Tax Band

Council Tax Band - E

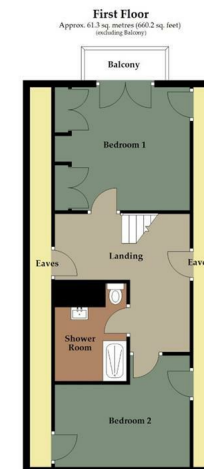
Tenure

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		
EU Directive 2002/91/EC		
England & Wales		



Total area: approx. 194.7 sq. metres (2095.6 sq. feet)

Astleys use all reasonable endeavours to supply accurate property information in line with the consumer protection from unfair trading regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective purchasers and it should not be assumed this property has all the necessary building regulations and planning permissions. Any heating, services and appliances have not been checked or noted. Floor plan is not to scale and is for illustrative purposes only. Plan produced using PlanIt360.