

Gower Studio
Cilibion, Gower,
Swansea, Llanrhidian,
SA3 1EB



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£495,000



This charming six-bedroom semi-detached family home, dating back to the 19th century and once run as a bed and breakfast, offers generous accommodation and a superb setting within the sought-after Gower hamlet of Cilibion. Positioned next to common land and conveniently placed for Reynoldston and Llanrhidian, the property sits on a substantial plot of approximately 0.26 acres with a floor area extending to 2,595 sq ft.

The local schools include; Llanrhidian and Penclawdd Primary Schools. Bishopspton Comprehensive School.

The ground floor presents a welcoming hallway, cloakroom, lounge, sitting room, conservatory and a well-proportioned kitchen. On the first floor there are five bedrooms alongside the family bathroom, while the second floor is dedicated to a sixth bedroom complete with en-suite facilities.

Externally, the property provides a private driveway with parking for up to four vehicles and is enhanced by a front garden with a mix of colourful flowers and shrubs. A detached studio and shed can also be accessed from the front. To the rear, a mature garden offers a tranquil setting with an array of flowers, trees and shrubs, several fruit trees, two garden sheds and a lawned area. The garden enjoys direct access onto the adjoining common, creating a wonderful backdrop for family living and outdoor enjoyment.



Entrance

Via a hardwood door into the hallway.

Hallway

With stairs to the first floor. Double-glazed window to the front. Door to the cloakroom. Door to the kitchen. Door to the lounge. Door to the sitting room.

Cloakroom

7'7" x 2'8"

You have a frosted double-glazed window to the front. WC. Wash hand basin.

Lounge

20'8" x 16'5"

You have a double-glazed window to the front. Two radiators. Double-glazed window to the rear. Set of double-glazed French doors to the conservatory. Feature wood burner set on stone hearth set in the fireplace.

Lounge

Conservatory

9'1" x 16'6"

You have a double-glazed PVC door to the rear with a set of double-glazed windows to the rear.

Sitting Room

22'8" x 15'0"

You have a double-glazed sliding door to the rear garden and a double-glazed window to the side. Three radiators.

Sitting Room

Kitchen

12'0" x 14'1"

With a set of double glazed windows to the front. Double glazed PVC door to the porch. Radiator. The kitchen is fitted with a range of base and wall units. Running work surface incorporating a five ring gas hob with extractor hood over. One and a half bowl stainless steel sink and drainer unit, Stanley aga oil cooker.

Kitchen

Porch

You have a set of double-glazed windows to the side and a double-glazed PVC door to the side.

First Floor

Landing

You have a door to bathroom. Doors to bedrooms one to five. Stairs leading up to bedroom six.

Bathroom

8'6" x 9'1"

You have a double-glazed window to the front. Radiator. Suite comprising: large walk-in shower cubicle. Bathtub. WC. Wash hand basin.

Bedroom One

14'9" x 10'5"

You have a double-glazed window to the rear. Radiator.

Bedroom One

Bedroom Two

15'4" x 11'9"

You have a double-glazed window to the rear. Double-glazed window to the side. Radiator. Doors to built-in wardrobe.

Bedroom Two

Bedroom Three

10'0" x 16'9"

You have a double-glazed window to the front. Radiator. Doors to built-in wardrobe.

Bedroom Three



Bedroom Four

10'5" x 10'1"

You have a double-glazed window to the rear. Radiator.

Bedroom Five

7'8" x 14'3"

You have a double-glazed window to the side. Radiator.

Bedroom Five**Second Floor****Landing**

Opening to bedroom six.

Bedroom Six

13'2" x 15'10"

With a door to the inner hall and a double-glazed window to the rear. Radiator.

Bedroom Six**Inner Hall**

You have doors to built-in wardrobes and a door to en-suite.

En-Suite

9'8" x 9'7"

Comprising a Velux roof window to the rear. Suite comprising: bathtub. Wash hand basin. Radiator. WC.

External**Aerial Aspect****Aerial Aspect****Aerial Aspect****Front**

You have private driveway parking for four vehicles. To the front you also have a variety of flowers and shrubs. Externally to the front you have the detached studio. Access to the shed.

Detached Studio

20'10" x 18'8"

Formerly the garage. Currently being used as a studio. With a set of double-glazed windows to the front and rear. Glazed door to the rear garden. Opening to the workshop area and then opening to the utility area.

Detached Studio**Detached Studio****Utility Area**

7'9" x 8'0"

With running work surface incorporating a stainless steel sink and drainer unit. Plumbing for washing machine.

Rear

You have a mature garden which is home to a variety of flowers, trees and shrubs. Several fruit trees. Lawned garden. Two garden sheds. Rear garden backs onto the adjoining common.

Rear**Rear****Rear****Rear****Rear****Rear****Rear****Rear**



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



Total area: approx. 241.1 sq. metres (2595.1 sq. feet)

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