



Bay View Gardens, Greenways, Oxwich, SA3 1LY  
Offers In The Region Of £165,000



Opportunity to purchase a stylish, brand new, spacious, detached holiday home. Boasting breathtaking sea views, situated in Oxwich in the heart of the beautiful Gower. The accommodation briefly comprises: shower room, two bedrooms - master benefits from en-suite facilities, hallway open to open plan kitchen, dining and sitting area with patio doors leading out on to decked balcony enjoying the most wonderful outlook. Viewing is highly recommended to appreciate the scenic and peaceful setting on offer. 12 months holiday occupancy. No holiday lets or rental allowed.

## Offers In The Region Of £165,000



### Entrance

Enter via double glazed door to side.

### Utility Room

Double glazed frosted window to side. Wall and base units with work surface over incorporating stainless steel sink and drainer unit with mixer tap. Integrated washer/dryer. Wood effect flooring.

### Open Plan Lounge/Dining Area/Kitchen 22'3 x 19'6 (6.78m x 5.94m)

Double glazed windows to both sides along with two sets of patio doors to front enjoying wonderful sea views, providing an abundance of natural light. A central fireplace with contemporary 'Opti Myst' feature flame fire (no heat) is a charming feature. The room flows seamlessly from lounge to dining area and onto the modern kitchen which is fitted with a range of white high gloss wall, base and drawer units with complementary work surfaces over incorporating sink and drainer unit with mixer tap. A matching island houses a five ring gas hob with storage below incorporating a breakfast bar with seating to one side, providing an organic divide between kitchen and living area. Integrated appliances include fridge/

freezer, microwave, dishwasher, wine cooler and eye level double oven. Wood effect flooring to kitchen area. Pitched ceiling with spotlights.

### Shower Room

Three piece suite comprising low level W.C, wash hand basin set over vanity unit and walk in double shower cubicle with rainfall shower head. Chrome towel heater. Velux window to ceiling.

### Bedroom One 12'11 x 11'7 (3.94m x 3.53m)

Double glazed window and patio door to side. Fitted wardrobes. Radiator. Door to:

### En-suite

Velux window to ceiling. Four piece suite comprising low level W.C, wash hand basin, contemporary bath and separate shower cubicle with rainfall shower head and glass enclosure. Two chrome towel heaters.

### Bedroom Two 10'1 x 7'6 (3.07m x 2.29m)

Double glazed window to side. Fitted wardrobe. Radiator.

### External

A decked terrace leading from the lounge offers the perfect setting to sit and unwind, enjoying wonderful views across the bay and of Oxwich Castle.

### Tenure

The property is freehold under licence and the length of the licence is 35 years from the sale date. The maintenance charge is £3,965 per annum.

### TENURE:

### COUNCIL TAX: TBA

### EPC RATING: N/A

**VIEWING:** STRICTLY VIA VENDORS AGENTS. DAWSONS  
TEL: 01792 367301

