



4 The Boarlands, Port Eynon, Swansea, SA3 1NX
£449,950

A spacious detached bungalow set in a quiet cul de sac boasting sea views mixed with the rolling hills, situated in Port Eynon within the heart of Gower. The property briefly comprises, lounge/dining room, fitted kitchen, conservatory, cloakroom, three bedrooms with the main bedroom benefitting from an en suite shower room, utility room and family bathroom. Externally are generous size gardens that wrap around the property with decked seating area that connects the accommodation effortlessly. Viewing highly recommended to appreciate this wonderful coastal location in an idyllic setting.

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Entrance

UPVC door into:

Porch

Tiled flooring. Door into:

Hallway

Coved ceiling. Laminate wood effect flooring. Radiator. Built in storage cupboards with shelving.

Cloakroom

Double glazed window to front. Wc. Wash hand basin set into vanity unit. Tiled flooring.

Kitchen 15'11 x 8'01 (4.85m x 2.46m)

UPVC double glazed windows to front. Fitted with a range of wall and base units with work surface over. One and a half bowl stainless steel sink and drainer with mixer tap. Built in four ring electric induction hob with extractor hood over. Built in oven. Walls tiled to splash back. Tiled flooring. Space for dishwasher. Space for fridge freezer. Two radiators.

Study/Reception Room 11'10 x 8'02 (3.61m x 2.49m)

UPVC double glazed French doors leading to front. Laminate wood effect flooring. Radiator

Lounge/Dining Room 23'11 x 12'04 (7.29m x 3.76m)

Coved ceiling. Laminate wood effect flooring. UPVC double glazed French doors opening out onto decking area. UPVC double glazed sliding patio doors into conservatory. Feature fireplace housing a wood burner. Two radiators.

Conservatory

Tiled flooring. Views over Port Eynon. UPVC double glazed door opening out onto decking area.

Bedroom One 10'04 x 13'06 (3.15m x 4.11m)

Coved ceiling. UPVC Double glazed window to rear. Laminate wood effect flooring. Radiator. Built in cupboards with hanging rails and storage.

Bedroom Two 10'09 x 11'00 (3.28m x 3.35m)

Coved ceiling. UPVC double glazed window to rear. Radiator. Laminate wood effect flooring. Built in storage cupboard with hanging rails.

Bathroom

UPVC double glazed frosted glass window to front. Fitted with a three piece suite comprising: Wash hand basin set in vanity unit. WC. Bath with mains shower over. Fully tiled walls. Tiled flooring. Radiator.

Utility Room

UPVC double glazed frosted glass window to front. Fitted work surface. Space for washing machine. Stainless steel sink with drainer. Tiled Flooring. Chrome towel heater.

Bedroom Three 9'02 x 11'11 (2.79m x 3.63m)

UPVC double glazed window to rear. Laminate wood effect flooring. Radiator. Alcove with hanging space.

En-suite

Ceiling with inset spotlights. UPVC double glazed frosted glass window to front. Fitted with a three piece suite comprising: WC. Wash hand basin set in vanity unit. Walk in shower cubicle with mains shower over. Tiled flooring. Chrome wall mounted towel rail.

Main Hallway

Part laminate wood effect and part tiled flooring. All doors are solid oak.

Rear Porch

Tiled flooring. UPVC double glazed frosted glass door to rear garden.

External

Front

Laid to lawn wrap around garden surrounded with plants and shrubbery. Driveway and path leading to front entrance door.

Rear

Further laid to lawn gardens creating a feeling of privacy with a variety of seating area's connecting to the home effortlessly. Separate generous sized storage room.

TENURE: Freehold

COUNCIL TAX: G

EPC RATING: E

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

