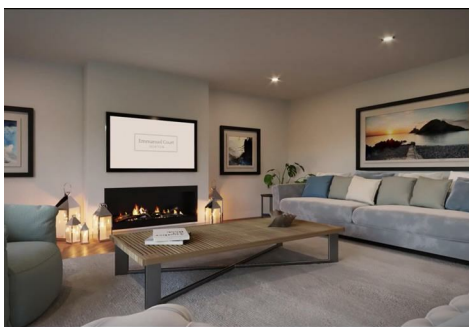




SMITHS
SALES & LETTINGS



, Gower, SA3 1LB
Asking Price £750,000

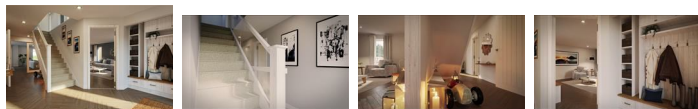
OFF-PLAN LUXURY BUILD with PURNELL HOMES & BRADBAR LTD. Located in the IDYLIC coastal village of HORTON, GOWER, EMMANUEL COURT is an EXCLUSIVE DEVELOPMENT of JUST THREE CONTEMPORARY 5 BEDROOM HOMES. The development is located adjacent to HORTON GREEN, where a SHORT STROLL leads you onto the STUNNING BEACH.

The HOMES are DESIGNED with an EMPHASIS on MODERN OPEN-PLAN LIVING, with SLIDING doors from the LIVING/DINING SPACE to the GARDEN. Not only does the design focus on creating the PERFECT SHARED FAMILY SPACE, with 4 RECEPTION AREAS & 5 BEDROOMS there is also an ABUNDANCE of SPACE, PEACE & TRANQUILITY within the home.

OFF PLAN HOME - With CUSTOMISATION of the KITCHEN & BATHROOMS, FLOORING & TILING.

www.smithshomes.com

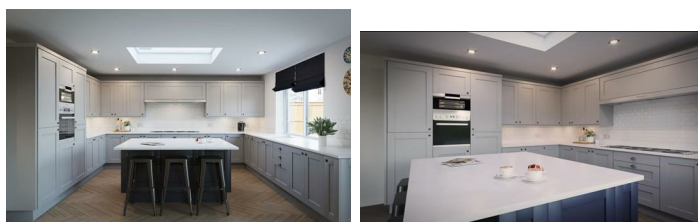
Hallway & Landings



Expansive hallway featuring underfloor heating and your choice of carpeting. Staircase finished in satin white with glass balustrade

Kitchen Diner

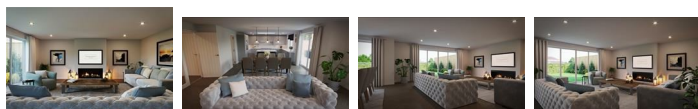
21'7" x 14'9" (6.60 x 4.50)



Stunning bespoke kitchen of your choice with granite worktops and flooring of your choice. Fully integrated appliances; dishwasher, oven, microwave & double fridge freezer - Open to the living room.

Living Room

22'7" x 19'4" (6.90 x 5.90)



Featuring underfloor heating, aluminium patio doors to the garden and your choice of carpeting - Open to the kitchen.

Study

10'5" x 8'2" (3.20 x 2.50)



Comprising underfloor heating, aluminium windows and your choice of carpeting.

Lounge

18'0" x 15'7" (5.50 x 4.75)



Further living space with underfloor heating, dual aspect aluminium windows and your choice of carpeting.

Utility Room

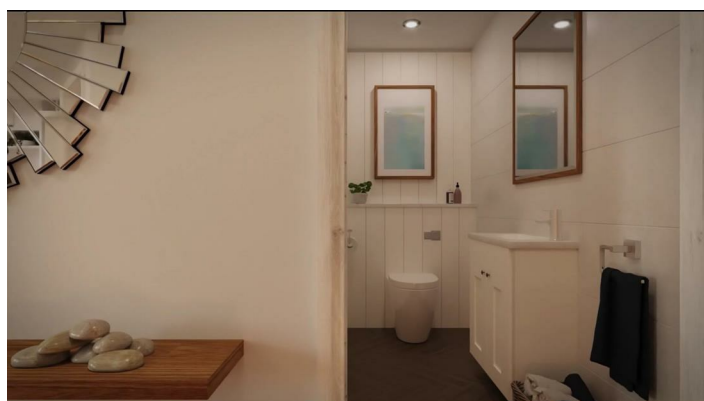
10'2" x 8'2" (3.10 x 2.50)



Located off the kitchen with a range of fitted units & sink, with further doors to the garage & hallway. Your choice of natural stone or porcelain floor tiling.

WC

7'6" x 3'7" (2.30 x 1.10)



Downstairs cloakroom featuring sink & WC. Your choice of natural stone or porcelain floor tiling.

Garage

Integral garage with powder coated charcoal grey finish.

Master Bedroom

16'0" x 12'9" (4.90 x 3.90)



Luxurious master bedroom featuring underfloor heating & radiators, aluminium patio doors to the roof terrace and your choice of carpeting. Also features walk in closet, patio doors to the roof terrace and door to the en-suite bathroom.

En-Suite to Master Bedroom

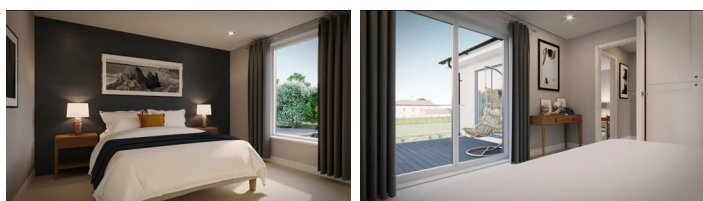
8'2" x 6'8" (2.50 x 2.05)



Stylish fully tiled en-suite bathroom with window, heated towel rail, double shower, sink & WC. Your choice of tiling available.

Bedroom Two

13'5" x 11'5" (4.10 x 3.50)



Second double bedroom comprising underfloor heating & radiators, aluminium patio doors to the roof terrace and your choice of carpeting.

Bedroom Three

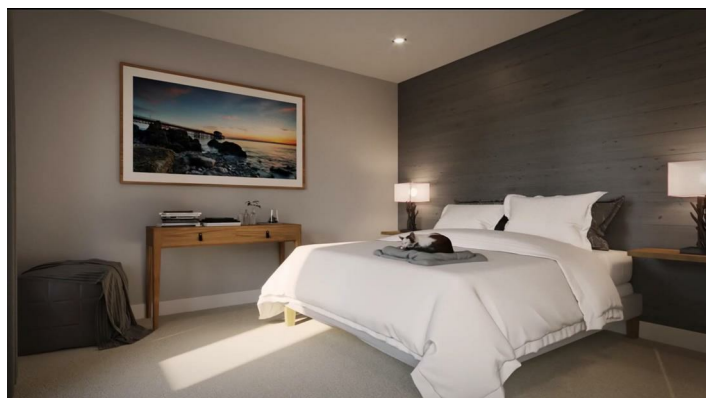
13'9" x 11'5" (4.20 x 3.50)



Third spacious double bedroom with underfloor heating & radiators, aluminium windows and your choice of carpeting.

Bedroom Four

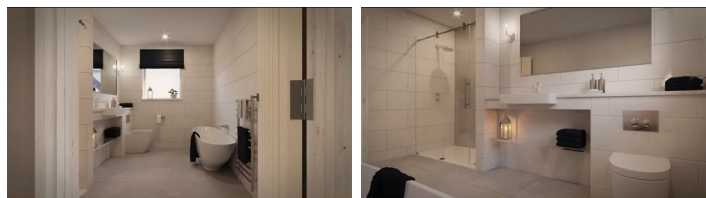
12'5" x 12'3" (3.80 x 3.75)



Fourth double bedroom with underfloor heating & radiators, aluminium windows and your choice of carpeting.

Bathroom

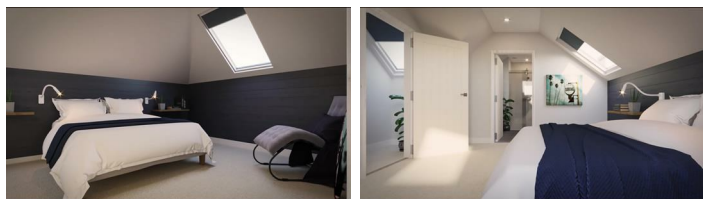
12'1" x 8'6" (3.70 x 2.60)



Luxurious fully tiled family bathroom featuring double shower, bath, sink, WC, heated towel rail, windows and your choice of tiling.

Bedroom Five

16'8" x 12'1" (5.10 x 3.70)



Spacious second floor double bedroom with radiator, Velux window and your choice of carpeting.

En-Suite to Bedroom Five

8'2" x 6'10" (2.50 x 2.10)



Stylish fully tiled en-suite bathroom with heated towel rail, double shower, sink & WC. Your choice of tiling available.

Cinema Room/Playroom

16'8" x 10'2" (5.10 x 3.10)



Multi-use room with a range of possibilities; cinema room, playroom, office or 6th (guest) bedroom

External



The garden will be creatively landscaped with lawned & paved areas with entertainment & relaxation in mind, where you can hear the sound of the waves within your own tranquil oasis. Natural white render and stone boundary walls will match property with closed board boundary fencing. Composite cladding to front porch area, spacious rear patio and first floor roof terrace.

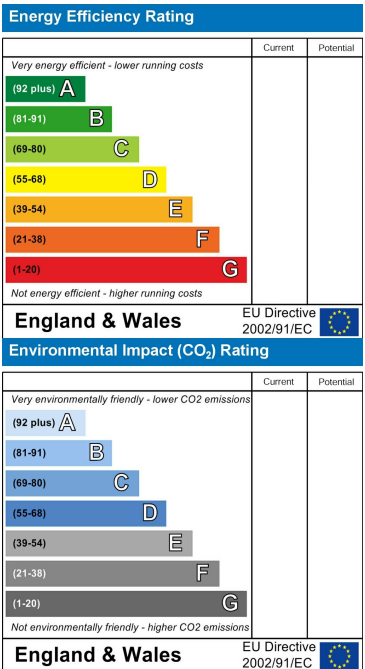
Floor Plan



Area Map



Energy Efficiency Graph



Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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