



2 Salt House Cottage, The Quay, Port Eynon, Swansea, SA3 1NN
Guide Price £450,000

A truly unique opportunity to purchase Salt House Cottage, a two bedroom property set on the Gower Peninsula in an area of outstanding beauty. The home is located on the beach and boasts panoramic sea views mixed with the rolling hills. The accommodation briefly comprises, entrance hallway, lounge, modern fitted kitchen open to sun room. To the first floor, two bedrooms, master benefits from a sit out balcony and a bathroom. Externally laid to lawn gardens and large patio areas ideally connect to the living space with steps leading down to the scenic Port Eynon Bay. Viewing is highly recommended to appreciate the coastal setting on offer. There are parking permits available.

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Entrance

Enter via UPVC door into:

Hallway

Tiled flooring. Electric storage heater. Stairs to first floor.

Lounge 18'90 x 11'00 (7.77m x 3.35m)

Double glazed window to side enjoying panoramic sea views of Port Eynon. Feature wooden fireplace

housing electric fire with marble hearth. Electric storage heater. UPVC double doors lead to:

Sun Room / Kitchen 23'30 x 9'50 (7.77m x 4.01m)

Sun Room

UPVC windows to side and rear boasting views. UPVC french doors to side. Tiled flooring.

Kitchen

Fitted with a range of wall and base units with complementary work surfaces over comprising stainless steel sink and mixer tap. Built in electric oven and hob. Extractor fan over. Opening to under stairs storage area. Tiled flooring.

First floor

Landing

Access to attic hatch. Doors to all rooms. Step down to:

Bathroom

UPVC double glazed window to rear. Three piece suite comprising Low Level WC, pedestal wash hand basin. Bath with electric shower over.

Bedroom One 12'80 x 9'90 (5.69m x 5.03m)

UPVC window to front enjoying sea views. Full length built in wardrobes. UPVC french doors lead out to large sit on balcony enjoying views.

Bedroom Two 8'70 x 7'90 (4.22m x 4.42m)

UPVC window to rear enjoying views.

External

Very extensive plot with total beach frontage. Lawn, gardens and large patio seating area's connect the home and beach effortlessly. Private steps directly onto the beach. The most southerly cottage on Gower.

TENURE: Freehold

COUNCIL TAX: D

EPC F

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

