



Dinglebank, Knelston, Swansea, SA3 1AR  
**Asking Price £475,000**



Dingle Bank, a four bedroom detached house set within 2.2 acres enjoying countryside views, situated in the heart of Gower within the village of Knelston, just a few miles from the beautiful beaches of Port Eynon and Rhosilli. The accommodation itself briefly comprises: entrance porch, sitting room/dining room, lounge, kitchen/diner, utility area, cloakroom and rear porch. To the first floor are four bedrooms and a bathroom. Externally there is a gated driveway with ample parking for several cars along with a detached single garage. Extensive gardens planted with mature shrubs and trees with a patio area. Viewing is highly recommended to appreciate the potential and location this property has to offer. No chain. EPC - F

Asking Price £475,000



**Entrance**  
Entrance through double glazed frosted glass sliding doors into:

**Front porch area**  
Two double glazed windows to each side. Coving to ceiling. Radiator. Rooms off.

**Lounge 18'0 x 11'11 (5.49m x 3.63m)**  
Double glazed window to front. Double glazed French doors to rear. Coving to ceiling. Two radiators. Door into:

**Hallway**  
Stairs to first floor. Radiator. Under stairs storage cupboard. Coving to ceiling. Rooms off:

**Inner hallway**  
Tiled flooring. Door into:

**Rear porch**  
Double glazed window to rear. Radiator. Coving to ceiling. Tiled flooring. Double glazed door leading to garden door into:

**Kitchen 14'1 x 13'0 (4.29m x 3.96m)**  
Fitted with a range of wall and base units with work surfaces over. Stainless steel sink with drainer unit and mixer tap over. Built in eye level double oven. Four ring electric hob with extractor hood over. Splash back tiles. Tiled flooring. Coving to ceiling. Spotlights to ceiling. Two radiators. Double glazed window to rear. Double glazed French doors to rear Door into:

**Inner hallway**  
Central heating boiler. Tiled flooring. Door to:

**Cloakroom**  
Two piece suite comprising wash hand basin and WC with splash back tiles. Radiator. Tiled flooring. Frosted glass window to side.

**Utility area 12'6 x 11'5 (3.81m x 3.48m)**  
Fitted with a range of wall and base units with work surfaces over, stainless steel sink with drainer unit. Double glazed window to sid. Double glazed door. Radiator. Space and plumbing for washing machine and tumble dryer.

**Sitting room/dining room 18'3 x 11'11 (5.56m x 3.63m)**  
Double glazed windows to side and rear. Coving to ceiling. Two radiators.

Stairs to first floor

**Landing area**  
Double glazed window to front. Access to loft space. Built in cupboard housing hot water tank and shelving. Rooms off:

**Bedroom 1 12'0 X 9'11 (3.66m X 3.02m)**  
Double glazed window to front. Radiator.

**Bedroom 2 12'0 X 7'10 (3.66m X 2.39m)**  
Double glazed window to rear. Radiator.

**Bathroom**  
Fitted with a three piece suite comprising wash hand basin, WC and bath with gravity fed shower over. Partly tiled walls. Chrome wall mounted heated towel rail. Double glazed window to rear.

**Bedroom 3 12'1 x 9'11 (3.68m x 3.02m)**  
Double glazed window to front to. Coving to ceiling. Radiator.

**Bedroom 4 12'1 x 7'11 (3.68m x 2.41m)**  
Double glazed window to rear. Radiator.

**External**  
Gravelled driveway parking for several cars via gated entrance leading to single garage along with a generous size laid to lawn garden set within 2.2 acres boasting countryside views providing a feel of privacy.

TENURE: Freehold

COUNCIL TAX: F

EPC RATING: F

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

