

# FOR SALE

## HOUSE - DETACHED

Plot 35, The Harlech,  
Westacres, Caswell,



### ASKING PRICE

**£535,995**



This beautiful home features a modern open-plan kitchen and dining area, along with a practical utility room. Stunning French doors lead the dining area onto the rear of the property, a light and spacious transition from the contemporary elements of the home to the wider landscape. Additionally, this floor hosts a lounge with a feature bay window aimed to distribute natural light, creating a lighter and larger space. The first floor is similarly well presented, featuring the master bedroom with en-suite, plus three further double bedrooms and a family bathroom.

#### The Development

Summerland offers prospective purchasers the rare opportunity to buy a modern and high specification home nestled in the heart of Caswell, one of the most sought-after locations within the Gower Peninsula.

Located in a peaceful rural setting enriched with local identity, this exceptional development boasts a varied selection of contemporary and luxurious house types bordered by lush, mature hedgerows and the dense deciduous woodland of the wider landscape.

- FOUR DOUBLE BEDROOM DETACHED FAMILY HOME
- NHBC 10 YEAR WARRANTY (MASTER WITH EN-SUITE)
- OPEN PLAN KITCHEN/DINING/FAMILY ROOM
- 1431 SQ FT
- HIGH SPECIFICATION THROUGHOUT
- SOUTH FACING REAR GARDEN
- GARAGE AND DRIVEWAY
- CLOSE TO AWARD WINNING BEACHES AND THE VIBRANT SEASIDE VILLAGE OF MUMBLES

