



Cysgod Y Bryn 6 Brynview Close, Reynoldston, Gower, Swansea, City & County Of Asking Price £745,000

Delightfully set in the sought after Gower location of Reynoldston village, this beautifully presented four bedroom detached family home sits on roughly a quarter of an acre and boasts wonderful countryside views. The property has been comprehensively renovated to a high specification throughout and also benefits from an integral garage and private gardens whilst also falling within the Bishopston Comprehensive catchment area.

The well presented accommodation briefly comprises: Entrance porch, a good size hallway, cloakroom, a large living room with a log burning stove leading to the sitting room and conservatory, an open plan living/kitchen/dining room with log burning stove, utility room, store room and integral garage to the ground floor. To the first floor you have a beautifully appointed bathroom and four double bedrooms including the master suite with high specification en-suite and a sun room boasting enviable countryside views. Externally to the front there is driveway parking for numerous vehicles leading to the integral garage. Lawned area with borders containing a variety of flowers and shrubs. Patio seating area. Side access. To the rear there is a patio seating area. Lawned area with borders containing a variety of flowers, trees and shrubs. Raised patio seating area. Side access. Detached garden shed. Wood store. Greenhouse. The property also benefits from new windows and doors throughout and solar panels which generate an income of 57p per KW.

Entrance

Via a double glazed PVC door into the porch.

Porch

With a double glazed PVC door into the hallway. Double glazed window to the front. Spotlights. Tiled floor.

Hallway



With stairs to first floor. Door to lounge. Door to sitting room. Door to cloakroom. Door to kitchen/breakfast room. Door to study. Radiator.

Cloakroom 5'10" x 5'2" (1.79 x 1.58)

With a frosted double glazed window to the front. Well appointed suite comprising; low level w/c and wash hand basin. Tiled walls. Tiled floor. Spotlights. Chrome heated towel rail.

Lounge 24'1" x 15'0" (7.34 x 4.56)



With a double glazed bay window to the front. Radiator. Opening to sitting room. Doors to conservatory. Feature wood burner set on tiled hearth with wood lintel above.

Conservatory 10'0" x 14'0" (3.04 x 4.27)



With a set of double glazed sliding doors to the rear garden offering a pleasant countryside outlook. Radiator. Tiled floor.

Sitting Room 13'0" x 15'1" (3.95 x 4.59)



With a double glazed bay window to the rear again offering countryside views. Radiator. Door to hallway.

Study 13'0" x 13'0" (3.96 x 3.96)



With a double glazed bay window to the front. Radiator.

Kitchen/Breakfast Room 19'6" Max x 25'4" Max (5.95 Max x 7.73 Max)



With a double glazed window to the rear and a further double glazed bay window to the rear both offering countryside views. Door to store room. Door to utility room. A well appointed kitchen fitted with a range of base and wall units. Running granite work surface incorporating a double stainless steel sink and drainer unit with contemporary mixer tap over. Integral Neff four ring hob with extractor hood over. Integral Neff microwave. Integral Neff oven & grill. Two integral fridges. Space for dishwasher. Spotlights. Feature multi fuel burner set on tiled hearth.

Utility Room 6'1" x 14'11" (1.86 x 4.55)



With two double glazed windows to the side. Frosted double glazed PVC door to the rear. Running work surface incorporating a stainless steel sink and drainer unit with mixer tap over. Space for fridge/freezer. Space for washing machine. Space for dishwasher

Storage Room 9'11" x 6'9" (3.02 x 2.05)

With a door to the integral garage. Door to kitchen/breakfast room. Spotlights. Radiator.

Integral Garage 17'11" x 17'0" (5.45 x 5.18)

With an electric "up & over" door. Power & light. Double glazed window to the side.

Landing



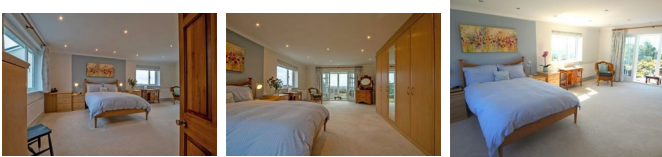
With a double glazed window to the front. Doors to storage cupboards. Doors to bathrooms and bedrooms. Loft access. Radiator.

Bathroom 6'8" x 10'6" (2.04 x 3.19)



With a double glazed window to the side. Well appointed suite comprising: walk in shower, bathtub, low level w/c and wash hand basin. Part tiled walls. Chrome heated towel rail. Spotlights. Extractor fan.

Bedroom 1 14'10" x 24'0" (4.51 x 7.31)



With a double glazed window to the front. Double glazed window to the side. Glazed French doors to sun room. Door to en-suite. Doors to built in wardrobes. Two radiators.

Sun Room 5'3" x 13'10" (1.61 x 4.22)



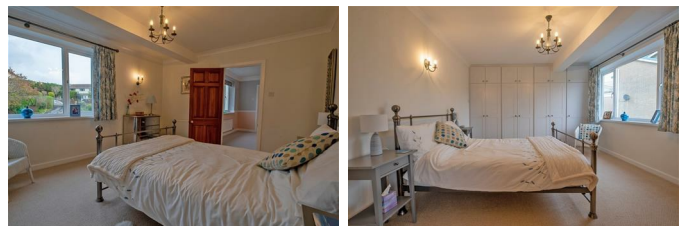
With double glazed windows to the rear boasting panoramic countryside views.

En Suite 12'11" x 8'3" (3.94 x 2.51)



With a double glazed window to the rear offering countryside views. Beautifully appointed suite comprising: walk in shower with oversized shower head above, bath tub, low level w/c and vanity unit incorporating wash hand basin. Chrome heated towel rails.

Bedroom 2 11'11" x 15'11" (3.63 x 4.85)



With a double glazed window to the front. Radiator. Doors to built in wardrobes.

Bedroom 3 10'11" x 13'0" (3.32 x 3.96)



With a double glazed window to the rear offering countryside views. Radiator.

Bedroom 4 12'10" x 10'0" (3.91 x 3.05)



With a double glazed window to the rear offering countryside views. Radiator.

External

To the front there is driveway parking for numerous vehicles leading to the integral garage. Lawned area with borders containing a variety of flowers and shrubs. Patio seating area. Side access. To the rear there is a patio seating area. Lawned area with borders containing a variety of flowers, trees and shrubs. Raised patio seating area. Side access. Detached garden shed. Wood store. Greenhouse.

Front Garden



Rear Garden



Views



Another Aspect



Aerial Aspect

Floor Plan

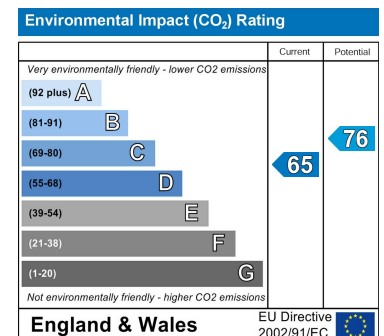
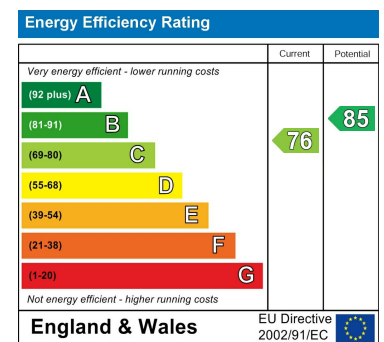


Total area: approx. 319.4 sq. metres (3438.0 sq. feet)

Area Map



Energy Efficiency Graph



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