



SALE AGREED. 3 Emmanuel Court

Horton Gower, Swansea, SA3 1LB

£895,000



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GENERAL INFORMATION

SALE AGREED.

Emmanuel Court is an exclusive development of just three contemporary five bedroom family homes nestled among the trees on the sandy southern coastline of the Gower Peninsula. The development stands adjacent to Horton Green, a place to sit and admire the sea view, where a short stroll leads you down to the stunning beach. These homes are designed with an emphasis on modern open-plan living, with the kitchen and dining areas transitioning seamlessly into the lounge, occupying the entire width of the house. Two sets of sliding doors and a spectacular roof light are designed to let the outside in, lighting the room from every angle for a bright and open living space.

Plot 3 is 'the jewel in the crown', sitting nearest the sea and boasting sea views, which are maximised via the full height doors to Master bedroom, which lead to an oversized balcony and feature 'roof light balcony' facing the sea to the second floor.

The garden has been designed with entertainment in mind. Imagine being able to hear the sounds of the sea from your own back garden, a generous outdoor area of tranquility, with landscaped gardens and a patio area for all the family to enjoy.



FULL DESCRIPTION

FLOOR PLAN

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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