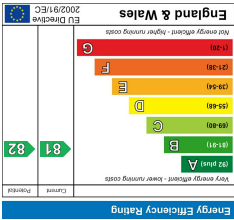


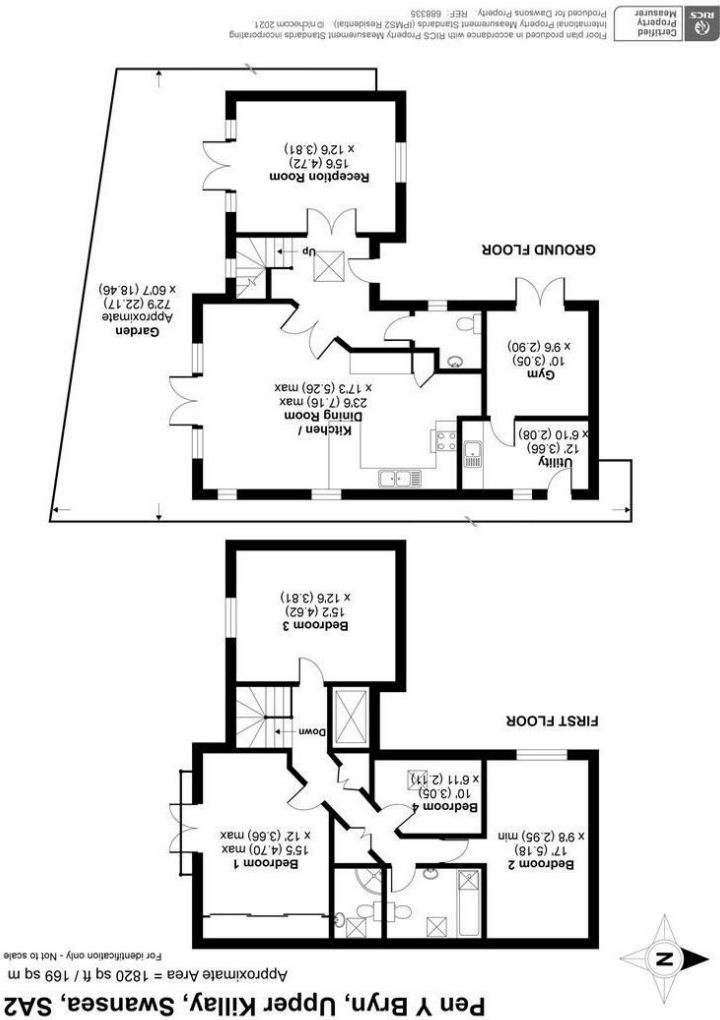
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.



EPC



AREA MAP



FLOOR PLAN





GENERAL INFORMATION

A delightful detached family home set at the end of a privately owned and accessed driveway, owned by the 6 properties that make up Pen Y Bryn, off the ever popular Gower Road. The property is ideally situated to take advantage of the shopping precinct of Killay, as well as being a short drive from the common road that leads to both South and North Gower. The extremely well presented accommodation comprises entrance hallway with vaulted ceiling, lounge, open plan kitchen/family room, home gym, utility room, four bedrooms, one ensuite shower room and a family bathroom. The property benefits from gas central heating, including underfloor heating throughout and double glazing. Externally there is parking available for several vehicles and enclosed gardens. The property boasts many lovely features, none more so than the spectacular countryside aspect to the rear. Viewing is highly recommended. EPC-B

FULL DESCRIPTION

**Ground Floor**  
The property is entered via a double glazed glass panel door into:  
**Entrance Hallway**  
A light and airy space with attractive features including a double height vaulted ceiling with skylights. Double glazed long length window to the rear offering glimpses of a wonderful countryside aspect. Oak glazed double doors into the lounge. Oak glazed double doors into the family room/kitchen. Stairs leading up to the first floor landing with oak door into a storage cupboard beneath housing underfloor heating controls/pumps. The underfloor heating is continued through the ground floor. Attractive ceramic tiled flooring is used throughout the ground floor and adds to a contemporary feel and also adds to the feeling of space. Oak door into:  
**Cloakroom**  
Double glazed window to the side, two piece suite comprising close coupled WC and pedestal wash hand basin with tiled splash back and wall mounted mirror. Chrome towel ladder. Tiled flooring continued from hallway.  
**Lounge**  
15'5" x 9'10" (4.72 x 3.)  
Double glazed window to the front. Double glazed patio door to the rear offering a fantastic countryside view to the rear aspect. Underfloor heating and tiling continued from hallway.



**Kitchen/Family Room**  
23'5" max x 17'3" min (7.16 max x 5.26 min)  
Two double glazed windows to the side. Double glazed patio door with a further double glazed window beside it to the rear offering views across the countryside.. Space for a three seater corner sofa. Space for a six seater dining suite. Open plan area to kitchen with a range of well fitted wall and base units incorporating oak doors and modern fittings. Integrated fridge/freezer, and dishwasher. Inset stainless steel electric oven with gas hob and stainless steel extractor hood over. Stainless steel sink unit with drainer and mixer tap. Glazed oak door into:

**Home Gym**  
10'0" x 9'6" (3.05 x 2.90)  
Currently utilized as a well equipped home gym but could be used for a multitude of purposes. Double glazed double doors to the side. Radiator. Double doors to built in storage cupboard. Oak door into:

**Utility Room**  
12'0" x 6'9" (3.66 x 2.08)  
Double glazed door to the side. Wall mounted "Worcester" combi boiler. Wall mounted cupboards. Work surface with stainless steel sink and drainer. Generous sized space to utilize as a good storage area for recycling, etc. Tiled floor continued into this room.

**First Floor**  
**Landing**  
Two Skylights allowing light to flow throughout landing. Doors to all rooms. Double doors into the airing cupboard housing water tank and open shelving. Further double doors into a storage cupboard with open shelving and controls for underfloor heating.

**Bedroom One**  
15'5" max x 12'0" max (4.70 max x 3.66 max)  
Double glazed patio door with Juliet balcony taking full advantage of the wonderful countryside outlook. Mirrored sliding doors to low level wardrobes into eaves. Bi-folding oak door into:

**Ensuite Shower Room**  
Velux window. Chrome towel ladder. Fitted corner shower cubicle. Close coupled WC. Pedestal wash hand basin. Tiled flooring.

**Bedroom Two**  
16'11" x 9'8" min (5.18 x 2.95 min)  
Double glazed window to the rear offering countryside views. Underfloor heating.

**Bedroom Three**  
15'1" x 12'5" (4.62 x 3.81)  
Double glazed window to side. Vaulted ceiling with generous ceiling height provides character to the room.

**Bedroom Four**  
10'0" x 6'11" (3.05 x 2.11)  
Velux window.

**Family Bathroom**  
Velux window. Chrome towel ladder. Close coupled WC. Pedestal wash hand basin. Inset bath with shower over and folding glass side screen. Tiled flooring with partial walls matching. Wall mounted feature mirror.

**Externally**  
The property is access via a shared driveway which has a management set up for ownership, the owner of each of the six properties becomes a director of this. There is parking available for several vehicles to the front and side of the property. gated access to either side leads to the gardens. To the side a potting/storage shed is housed. A patio area adjacent to the property with low level hedging and fencing to the rear allows you to feel part of the rolling fields and countryside views that is so attractive beyond the garden perimeters. The lawn and patio continue to the side of the property and lead to a small courtyard which creates a small lockup or could be a very private seating area.

