



**18 Applegrove,
Reynoldston, Swansea SA3 1BZ**

£529,000

Unique Family Home
Light Filled
Five Beds, Two Receptions
Recreation/Family Room
Patio Outdoor Dining Area
Lawned Gardens

CWJ/KH/52920/051016

DESCRIPTION

A unique and outstanding, light filled detached property . This is a magnificent family home with two spacious reception rooms both with glass sliding doors one leading out onto sun terrace and outdoor dining area, the other leading into glazed conservatory. The accommodation also comprises kitchen, utility, downstairs WC, five bedrooms, one with ensuite, recreation room. Externally there is a a drive and garage. To the rear there are two gardens laid to lawn, both enclosed by mature shrubs and planting.

HALLWAY

Entered via double glazed door, doors to:

LOUNGE

18'4 x 13'7 (5.59m x 4.14m)
Feature fireplace with oil fire, radiator, double glazed sliding doors to conservatory, double glazed windows to front and side elevations, tiled floor.

RECEPTION ROOM 2/

DINING ROOM

16'10 x 13'8 (5.13m x 4.17m)
Double glazed sliding doors leading to sun terrace/outdoor dining area, radiator, double glazed window to side elevation.

DOWNSTAIRS WC

WC, wash hand basin, radiator, double glazed window to front elevation.

KITCHEN

22'11 x 9'11 (6.99m x 3.02m)
Roll top work surfaces with storage units under, eye level kitchen cupboards, integral hob with extractor fan over, integral cooker, double stainless steel sink and drainer, space for dishwasher, double glazed window to side elevation, two Velux windows to front elevation, door leading to:

UTILITY

9'7 x 5'9 (2.92m x 1.75m)

Roll top work surfaces, single stainless steel sink and drainer, space for washing machine and drier, double glazed door leading to side of property.

BEDROOM 1

16'10 x 13'7 (5.13m x 4.14m)
Built-in wardrobes, radiator, two Velux windows to rear elevation with views over the village church and beyond.

EN-SUITE SHOWER ROOM

Shower cubicle, WC, bidet, wash hand basin, Velux window to rear elevation, part tiled walls, heated towel rail.

BEDROOM 2

15'6 x 11'9 (4.72m x 3.58m)
Two double glazed windows to front elevation and one to the side elevation, radiator.

BEDROOM 3

13'8 x 11'8 (4.17m x 3.56m)
Two Velux windows to rear elevation, radiator.

BEDROOM 4

15'5 x 9'10 (4.70m x 3.00m)
Double glazed window to front elevation, radiator.

BEDROOM 5

19' x 9'10 (5.79m x 3.00m)
Velux window to rear elevation, radiator.

RECREATION ROOM/

FAMILY ROOM

25'10 x 19'10 (7.87m x 6.05m)
Two Velux windows to rear elevation, radiator.

FAMILY BATHROOM

Tiled walls, tiled floor, shower cubicle, bath, WC, wash hand basin, double glazed window to front elevation, two heated towel rails.

EXTERNALLY

To the front there is a drive leading to **GARAGE** with off street parking. To the side of the property there is paving and a **GARDEN SHED**. To the rear there is a patio/outdoor dining area, barbeque area, private garden laid to lawn enclosed by mature shrubs and planting leading to a

second tier of garden laid to lawn enclosed by trees and shrubs.

SERVICES

We have assumed mains services are connected to the property.

VIEWING

By appointment with the selling Agents on 01792 360060 or e-mail mumbles@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From Newton Road, continue towards the foreshore and at the mini-roundabout take a left-hand turn onto A4067. Continue to West Cross taking the left-hand turn onto B4436 Mayals Road at the part time traffic lights which continues into Northway and into Pennard Road. On approaching Kittle, take a right-hand turn onto Kittle Hill Lane. At the junction take a left-hand turn onto the A4118 South Gower Road. Proceed through Penmaen and Nicholston and then take the right-hand turn signposted Reynoldston. Follow the road into the village and at the T-Junction turn left and immediately right again across the top of the green. Follow the road past the Post Office and on for another 200 yards, take the next left-hand turning then second left again the property can be found on the right hand side of this cul de sac.