

NEW INSTRUCTION



The Croft, 3 Priors Town, Llangennith SA3 1HU

Offers in the region of £465,000

A Five Bedroom Detached Family Home/ B & B

**Breathtaking Sea Views To The Rear
Plenty Of Off Road Parking And Detached Garage
High Specification**

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(49-54) E			(49-54) E	50	55
(39-48) F			(39-48) F		
(13-38) G	28	34	(13-28) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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JP/DT/065647/050419

DESCRIPTION

A high specification detached property with spectacular sea views located in the village of LLangennith located on the north side of the famous Gower Peninsula.

The accommodation on the ground floor has a hallway, three bedrooms two with en-suite shower facilities, utility room plus open plan kitchen, dining room and lounge with bi fold doors that can be opened to bring the garden and views into the home. On the first floor is a Master bedroom with en-suite open to the room, French doors and a balcony to enjoy the sea views also bedroom two has it's own en-suite plus Velux window that doubles up as a balcony. Other benefits include double glazing, oil central heating, detached garage with power and light off road parking for five vehicles plus front and rear lawn gardens with shrubs and plants. In the village of LLangennith is a local shop, plus eatery and Primary School in LLanrhidian. Previous to the current owners the property was run as a B & B this in turn could be established again or used for a holiday let or family home with the possibility of an annexe facility. The rear views are just breathtaking and change according to the weather. Viewings are essential to appreciate.

ENTRANCE

Via half glazed door and frosted side panel into :-

HALLWAY

12'5 x 8'4 (3.78m x 2.54m)
Velux window to front, tiled floor with under floor heating, stairs to first floor. Doors to:

BEDROOM THREE

13'0 x 12'8 (3.96m x 3.86m)
Window to front, coving to ceiling, laminate flooring,

ENSUITE SHOWER ROOM

6'1 x 3'4 (1.85m x 1.02m)
Comprising shower, WC, contemporary sink unit and glass bowl, frosted window to front, tiled floor.

STORAGE AREA

BEDROOM FOUR

10'0 x 9'2 (3.05m x 2.79m)
Window to front, coving to ceiling, spot lights, laminate flooring.

ENSUITE SHOWER ROOM

6'1 x 3'4 (1.85m x 1.02m)
Comprising shower, WC, wash hand basin, tiled.

BEDROOM FIVE

13'4 x 8'4 (4.06m x 2.54m)
Laminate flooring, coving to ceiling, fitted cupboard. Window to rear with views.

UTILITY ROOM

10'8 x 6'6 (3.25m x 1.98m)
With a range of units, double bowl china sink, door to rear leading to decking area, plumbing for washing machine, plumbing for tumble drier, tiled floor

KITCHEN/DINING ROOM (OPEN PLAN)

25'5 x 9'2 (7.75m x 2.79m)
Open plan comprising composite work top with 1½ bowl sink, electric oven with four ring hob and extractor over, part tiled walls, tiled flooring with under floor heating, spotlights, space for fridge/freezer. French doors opening to the garden. Step down to:

LOUNGE (OPEN PLAN)

25'5 x 20'9 (7.75m x 6.32m)
Generous size lounge with oak flooring, bi fold doors on both sides with views of the garden and the sea in the distance, window to side.

FIRST FLOOR LANDING

13'6 max x 8'4 (4.11m max x 2.54m)
Landing area with Velux window to front,

MASTER BEDROOM AND BATHROOM EN-SUITE

29'7 x 13'4 max (9.02m x 4.06m max)
Eaves storage(head height) wall mounted combination oil boiler for central heating and hot water ,French doors with balcony overlooking the garden and sea views. Open en suite with central bath, contemporary vanity unit, Velux window. Leading to:

SEPARATE CLOAKROOM

6'0 x 3'4 (1.83m x 1.02m)
Door to enclosed WC.

BEDROOM TWO

14'3 x 12'0 min (4.34m x 3.66m min)

Velux window to front, Velux window to balcony area, eaves storage, laminate flooring, leading to:

SHOWER EN-SUITE

8'7 x 3'8 (2.62m x 1.12m)
Comprising shower, WC, wash hand basin, part tiled walls, tiled floor.

EXTERNALLY

Lawned garden with plants and shrubs driveway to park at least five vehicles leading to a detached garage with up and over door, power and lighting. The rear garden has a decking area with a large lawn with mature shrubs and plants. There are spectacular views of the sea and countryside.

SERVICES

VIEWING

By appointment with the selling Agents on 01792 297800 or e-mail killay@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 our Killlay office proceed in the direction of Upper Killlay onto Fairwood Common. Then take the first right onto the North Gower Road and continue along heading towards Llanrhidian and on reaching the junction alongside the petrol station turn left. Continue through Oldwalls passing the Greyhound Public House and continue towards LLangennith (signposted). As you enter the village of LLangennith pass the Kings Head Public House on the right hand side. Then bear right and proceed through the narrow of the road which then widens where the bungalow can then be found on the left hand side.