

**NEW PRICE**



## **Perimead, Nicholaston, Penmaen SA3 2HL**

**Offers in the region of £799,995**

Superb Oxwich Bay Views  
Contemporary Bright Home  
Gardens, Sun Terrace  
Sweeping Gated Driveway  
Double Garage

**CWJ/BT/59642/190917**

## **DESCRIPTION**

A fabulous, spacious detached family house with quite beautiful views of Oxwich Bay and the surrounding Gower countryside. A short walk from Great Tor, the beach and Crawley Woods. The house sits in an elevated south facing position. It boasts superb gardens laid to lawn, a sun terrace and a gated sweeping driveway leading to a double garage. This is a contemporary open plan and light filled home conducive to family living. It creatively incorporates the view into every window of the front of the property. There is dual sided Multi-Fuel burner serving both the living and dining room/kitchen areas. To the first floor there is a second impressive, spacious living room which does offer the option of additional bedrooms if so desired. Penmaen is a village set in Gower, a designated Area of Outstanding Natural Beauty, yet no distance by car from Swansea and Mumbles. Bishopston catchment area.

## **ENTRANCE HALLWAY**

Entered via double-glazed door to entrance hallway, double-glazed windows to both sides, tiled floor, radiator.

## **LIVING ROOM**

18'10 x 15'06 (5.74m x 4.72m)

Continuation of tiled flooring, Multi-Fuel burner, 2 radiators, double-glazed large picture window to front elevation.

## **OPEN PLAN KITCHEN/ DINER**

23'04 x 23'02 x 14'06 (7.11m x 7.06m x 4.42m)  
Continuation of tiled flooring, wooden work surfaces, range of base and eye-level kitchen cupboards, double Belfast sink with mixer tap, range cooker with extractor fan over, integral dishwasher, Free standing fridge freezer, island/breakfast bar with base cupboards, bar stools, double-glazed window to rear elevation. Multi-Fuel Burner In the living area, double-glazed sliding doors leading to the sun terrace. 2 Radiators.

## **DOWNSTAIRS**

### **BATHROOM**

Shower cubicle, wash hand basin, WC, heated towel rail, extractor fan, airing cupboard, double-glazed window to side elevation.

### **STUDY**

20'11 x 8'06 (6.38m x 2.59m)

Continuation of tiled flooring, radiator, double-glazed window to rear elevation. Storage Cupboard.

### **UTILITY ROOM**

8'01 x 7'11 (2.46m x 2.41m)

Continuation of tiled flooring, wooden top work surface with base cupboards under, single stainless steel sink and drainer, space for washing machine and tumble dryer, floor mounted oil boiler, rear door.

## **BEDROOM 1**

17'01 x 14'08 (5.21m x 4.47m)

Master Bedroom with triangular double-glazed window to front elevation, with views out to sea and Oxwich Bay, walk-in dressing room with Velux window, radiator door to:

## **EN SUITE**

Shower cubicle, bath, wash hand basin, WC, heated towel rail, extractor fan, Velux window to rear.

## **FIRST FLOOR LIVING ROOM**

29'09 x 27'03 x 22'09 (9.07m x 8.31m x 6.93m)  
Impressive, flexible room with 2 Velux windows to rear, triangular double-glazed patio doors to front, flanked by double-glazed windows, balcony with glazed rail, fabulous panoramic views, 3 radiators.

## **BEDROOM 2**

22'08 x 11'03 (6.91m x 3.43m)

Two radiators, 2 Velux windows to front, 1 Velux window to rear, built-in wardrobe.

## **BEDROOM 3**

12'07 x 11'08 (3.84m x 3.56m)

Radiator, double-glazed Velux window to front.

### **FAMILY BATHROOM**

Free standing bath, wash hand basin, WC, shower cubicle, heated towel rail, extractor fan, 2 Velux windows to rear.

### **EXTERNALLY**

To the front there is gated driveway leading to **DOUBLE GARAGE** with off-road parking for a number of cars, garden is laid to lawn enclosed by mature hedging and planting, paved sun terrace, paths leading around both sides of the property to the rear, rear garden laid to lawn enclosed by mature trees and hedging.

### **SERVICES**

We are advised that mains services are connected. Oil Fueled C/H.

### **VIEWING**

By appointment with the selling Agents on 01792 360060 or e-mail [mumbles@johnfrancis.co.uk](mailto: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

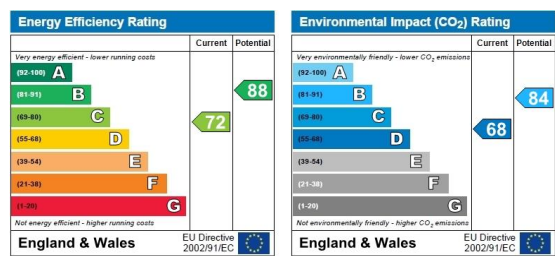
### **GENERAL NOTE**

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. Follow the road through Parkmill and up the hill into the village of Penmaen. Continue through the village towards Oxwich. Take the next right-hand turning, over the cattle grid and the property can be found on the right-hand side.

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**John.  
Francis**