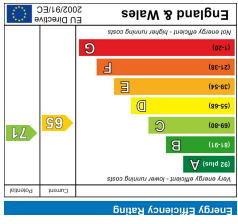
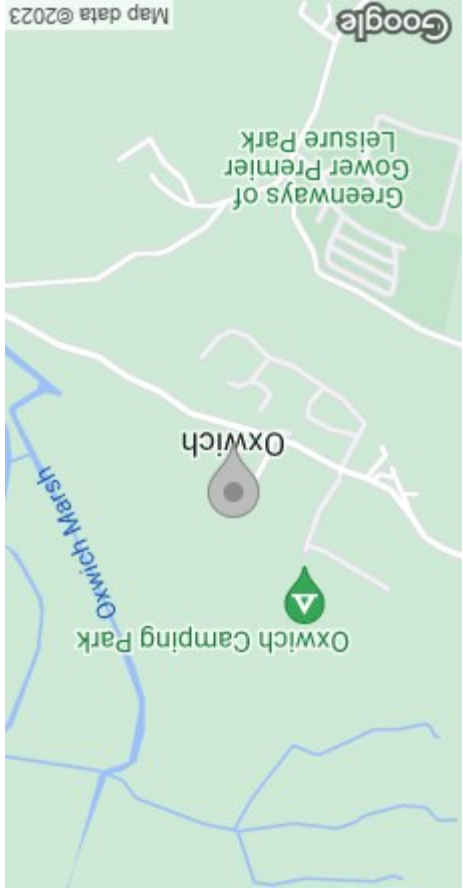


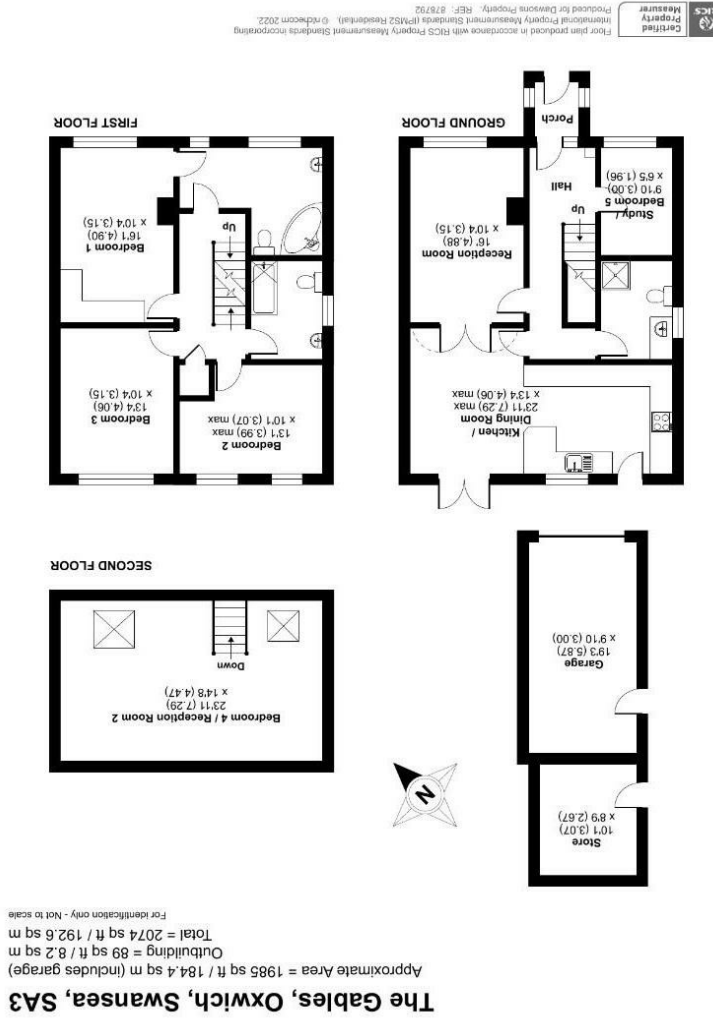
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EPC



AREA MAP



FLOOR PLAN



The Gables
 Oxwich, Gower, SA3 1LS
 Asking Price £750,000



GENERAL INFORMATION

The Gables is a charming detached four bedroom home. Situated in the heart of the beautiful location of Oxwich on the Gower Peninsula within close proximity and a short walk to Oxwich Bay. The property briefly comprises: porch, entrance hallway, study/, lounge, dining room open plan into kitchen and shower room/utility room. To the first floor are three bedrooms with the master bedroom benefitting from en-suite facilities and a family bathroom. To the second floor is bedroom four/reception room. Externally to the front is a gated driveway providing ample parking for several vehicles leading to a garage along with a cottage style garden. To the rear is an enclosed low maintenance garden with patio and decked seating areas. The property also benefits from solar panels to the south facing rear of roof, income from November 2021 to November 2022 is £2583 The current tariff is 43.3 p/KWH generational tariff and 3.1p/KWH Export tariff, rates may change subject RPI. The current tariff contract is valid for another 14 years.. Viewing is recommended to appreciate the versatile accommodation on offer. EPC - D. Freehold. Council Tax Band - G.

FULL DESCRIPTION

Entrance

Enter via front door into:

Porch

Double glazed windows to sides. Tiled flooring. Door to:

Hallway

Stairs to first floor. Radiator. Coved ceiling. Wood effect flooring. Rooms off.

Study

9'10" x 6'5" (3.00m x 1.96m)

Double glazed window to front. Radiator. Coved ceiling.

Lounge

16'0" x 10'4" (4.88m x 3.15m)

Double glazed window to front providing a profusion of natural light, creating a bright and airy feel. A feature LPG fire with wooden surround and marble hearth is a charming focal point and adds character to the room. Radiator. Coved ceiling. French doors through to:

Kitchen/Dining Room

23'11" max x 13'4" max (7.29m max x 4.06m max)

Dining Room

Double glazed French doors to rear, connecting the garden and home beautifully. Space to accommodate large dining table. Radiator. Coved ceiling. Wood effect flooring. Open plan into:



Kitchen

Double glazed window and door to rear. Fitted with a range of wall and base units with complementary quartz work surfaces over, incorporating bowl and a half sink and drainer unit with mixer tap. Integrated appliances include four ring LPG hob with extractor over, eye level microwave and oven with plate warmer under and dishwasher. Recently replaced wall mounted gas central heating boiler. Spotlights to ceiling.

Shower Room/Utility

Double glazed frosted window to side. Fitted with wall and base units housing wash hand basin and space for washing machine. Low level W.C and walk in shower cubicle. Radiator. Part tiled walls and tiled flooring.

First Floor

Landing

Stairs to second floor. Built in airing cupboard. Radiator. Coved ceiling. Rooms off.

Bathroom

Double glazed frosted window to side. Three piece suite comprising low level W.C., pedestal wash hand basin and panel bath with shower over. Radiator. Coved ceiling. Part tiled walls.

Bedroom Two

13'1" max x 10'1" max (3.99m max x 3.07m max)

Two double glazed windows to rear. Radiator. Coved ceiling. Wood effect flooring.

Bedroom Three

13'4" x 10'4" (4.06m x 3.15m)

Double glazed window to rear. Radiator. Coved ceiling.

Bedroom One

16'1" x 10'4" (4.90m x 3.15m)

Double glazed window to front. Built in floor to ceiling wardrobes housing ample hanging space and shelving. Radiator. Coved ceiling.

En-suite

Double glazed window to front. Three piece suite comprising low level W.C., wash hand basin set into vanity unit and corner jacuzzi bath with shower over. Radiator. Part tiled walls. Coved ceiling with spotlights. Door back to landing.

Second Floor

Bedroom Four

23'11" x 14'8" (7.29m x 4.47m)

Two Velux windows to front. Ample eaves storage. Wall mounted electric air heater which is remote controlled and provides both cold and hot air. Spotlights to ceiling.

External

A gated, spacious driveway provides ample off road parking and leads to a detached single garage which benefits from electricity supply and enjoys a workshop to the rear. The remainder of the garden is laid to lawn and houses a variety of mature shrubs and plants. To the rear is a beautifully landscaped garden. A paved patio terrace lies adjacent to the property offering the perfect space to entertain or to enjoy some al fresco dining. Steps lead up to a further decked patio terrace, the ideal spot to sit and relax in tranquility, taking in your beautiful surroundings. The garden also boasts a delightful raised flower bed, bursting with mature plants, shrubs and trees. Fully enclosed to all sides, enjoying a good degree of privacy.

