

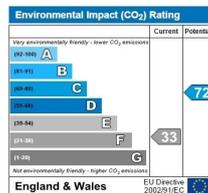
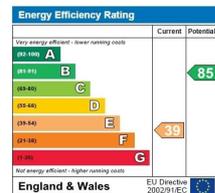


Heatherbrae, Nicholaston, Penmaen SA3 2HL

Offers in the region of £370,000

Detached Property, , 4 Bedrooms, 2 Reception Rooms, Outstanding views Of Oxwich Bay, Parking for Several Vehicles and Garage with Toilet and Shower Block. Income Potential. EER: TBC

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



NR/DT/066626/220319

DESCRIPTION

An opportunity to purchase a detached property with amazing views of Oxwich with gardens to the front sides and rear, the land at the front of the property is currently used as a site for the Caravan Club and can occupy up to 5 caravans maximum.

The occupation of the dwelling shall be limited to a person solely or mainly employed or last employed in the locality in agriculture as defined in section 336(i) of the Town and Country Planning Act 1990 or in forestry, or a widow or widower of such a person (including any dependents of such a person, residing with them). For further information please contact the Mumbles Branch on 01792 360060
EER TBC

ACCOMMODATION

Glazed entrance door into:

HALLWAY

Tiled flooring, textured ceiling, two wall lights, radiator.

LOUNGE/DINING ROOM

13'11 x 12'5 (4.24m x 3.78m)
Double glazed window to front, feature fireplace, coved and textured ceiling, radiator.
Opening to:

DINING AREA

21'6 x 7'8 (6.55m x 2.34m)
Double glazed patio doors to the front, double glazed windows to the side, obscured picture window, textured ceiling, radiator.

SITTING ROOM

14'1 X 8'11 (4.29m X 2.72m)
Obscured picture window, recess alcove with shelving, coved and textured ceiling, central heating boiler, radiator.

KITCHEN

14'1 X 8'3 (4.29m X 2.51m)
Two double glazed windows to rear, double glazed obscured door and double glazed window to the side. Fitted with a range of wall and base units with complimentary work surfaces over, 1½ bowl sink with drainer, electric oven and grill, halogen

four ring hob, space for fridge/freezer, plumbing for washing machine, vinyl flooring, textured ceiling, radiator. Open to:

BREAKFAST ROOM

10'3 x 7'8 (3.12m x 2.34m)
Double glazed window to side, double glazed window to rear, textured ceiling, two radiators, vinyl flooring.

BATHROOM

Double glazed obscured window to rear, low level WC, panelled bath, wash hand basin, vinyl flooring, part tiled walls, airing cupboard housing shelving and water tank, radiator, access to loft.

BEDROOM 1

11'9 x 9'1 (3.58m x 2.77m)
Double glazed window to rear, textured ceiling, radiator.

BEDROOM 2/LIVING ROOM

18'4 maximum x 8'7 (5.59m maximum x 2.62m)
Two double glazed windows to front. Fitted with a range of wardrobes and overhead storage cupboards, textured ceiling, radiator.

1ST FLOOR LANDING

Stairs to landing, double glazed window to rear, double storage cupboard with shelving and further good sized storage cupboard.

SHOWER ROOM

Obscured double glazed window to rear, low level WC, tiled walk in shower with overhead shower, vinyl flooring.

BEDROOM 3

11'10 x 10'2 (3.61m x 3.10m)
Double glazed window to front, electric storage heater, vinyl flooring, tongue and grooved ceiling. Sea views over Oxbridge Bay.

BEDROOM 4

13'7 x 7'5 (4.14m x 2.26m)
Double glazed window to front, electric storage heater, vinyl flooring, tongue and grooved ceiling, Sea views over Oxbridge Bay.

EXTERNALLY

Driveway leading to property with parking for several

vehicles. The property is set in approximately 2 Acres. The front field is currently used as a caravan park for the Caravan Club accommodating a maximum of 5 caravans. To the side and rear there are extensive gardens with various patio and seating areas. The gardens are planted with trees and shrubs. There is a **GARAGE** with up and over door and shower and WC facilities currently used by the Caravan Club.

SERVICES

Mains electricity is connected to the property with Cess Pit drainage.

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 our Office, continue towards the foreshore. At the mini-roundabout take a left-hand turn onto the A4067 Mumbles Road. Continue through to West Cross and at the mini-roundabout take a left turn onto Fairwood Road. Continue to Bishopston and just beyond Kittle take the B4436 Vennaway Lane. At the junction, take a left hand turn onto South Gower Road A4118. Proceed through Park Mill, Penmaen and Nicholston and on the right hand side you will see a sign post for Heatherbrae Caravan Club turn and follow the driveway to the end where you will find the property.