

Marshfield View Landimore, Gower, Swansea, SA3 1HD



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Offers Over
£500,000



Set within a coastal village on the edge of the Gower Peninsula, this setting is defined by open estuary views, quiet lanes and a landscape that shifts gently with the tide and seasons. Nearby walks lead through marshland and along the shoreline, while surrounding villages offer cafés, traditional pubs and everyday essentials. Swansea lies within easy reach, providing wider shopping, schooling and transport connections, allowing rural coastal living to sit comfortably alongside convenience.

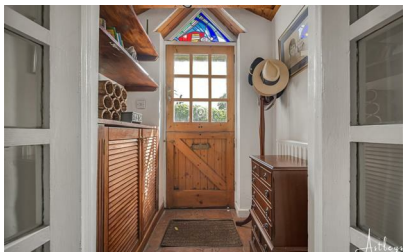
Offered with no onward chain, this three bedroom detached cottage occupies a plot of approximately 0.12 acres and enjoys estuary views from the first floor bedrooms, where light and outlook play an important part in the home's character.

The ground floor offers a balanced arrangement of a lounge, dining room and kitchen, along with a cloakroom. The layout feels practical and connected, suited to both everyday living and relaxed hosting.

Upstairs, three bedrooms are served by a family bathroom, with the rear aspect capturing those appealing water and sky views.

Externally, the property provides driveway parking for two vehicles and a patio area designed for outdoor seating and dining. Steps lead to a further gravelled terrace, offering another place to sit and enjoy the garden. The grounds continue into a lawned garden with established planting, alongside two raised vegetable beds. A detached summer house offers a quiet retreat, while an outbuilding provides useful utility space.

A home that combines coastal outlooks with garden lifestyle, offering space, privacy and a strong sense of place.



Entrance

Via a glazed hardwood stable door into the porch.

Porch

Set of doors to the lounge. Tiled floor. Radiator.

Lounge

12'5" x 27'3"

Stairs to the first floor. Feature fireplace. Set of glazed sash windows to the front. Two radiators. Tiled floor. Door to the dining room. Exposed stone.

Dining Room

13'0" x 8'4"

Door to the kitchen. Radiator. Tiled floor. Set of glazed sash windows to the rear. Doors to the inner porch.

Inner Porch

Door to the cloakroom. Tiled floor.

Cloakroom

6'6" x 2'11"

Frosted glazed sash window to the front. WC. Wash hand basin. Tiled floor.

Kitchen

15'9" x 11'6"

With a set of double glazed French doors to the front. Set of glazed sash windows to the rear. The kitchen is well appointed. Fitted with a range of base and wall units. Running work surface incorporating a one and a half bowl sink and drainer unit. Four ring induction hob with extractor hood over. Integral oven and grill. Integral dishwasher. Plumbing for washing machine. Integral fridge. Integral freezer. Tiled floor. Radiator.

First Floor

Landing

Set of glazed sash windows to the rear. Door to bathroom. Doors to bedrooms.

Bathroom

8'3" x 11'1"

Set of frosted glazed sash windows to the front. Suite comprising; bathtub. Corner shower cubicle. WC. Wash hand basin. Radiator.



Bedroom One

16'0" x 9'10"

Set of glazed sash windows to the front offering a pleasant outlook. Estuary views. Doors to built in wardrobes. Radiator.

Bedroom Two

11'4" x 15'10"

Set of glazed sash windows to the front offering a pleasant outlook. Estuary views. Set of glazed sash windows to the rear. Radiator. Doors to built in wardrobes.

Bedroom Three

10'9" x 12'4"

Set of glazed sash windows to the front offering a pleasant outlook. Estuary views. Radiator. Doors to built in wardrobes.

External

Private driveway parking for two vehicles. Patio seating area with room for tables and chairs which in turn has steps leading up to a further graveled seating area again offering room for tables and chairs. Door to outbuilding (the outbuilding currently housing the washing machine and fridge freezer). Opening to a wonderful lawned garden home to a variety of flowers, trees and shrubs. Two raised vegetable plots. Detached summer house.

Grounds

Aerial Aspect

Services

Mains electric. Mains sewerage. Mains water. Oil central heating. Broadband type - full fibre. Mobile phone coverage available with EE, Three, O2 & Vodafone.

Council Tax Band

Council Tax Band - D

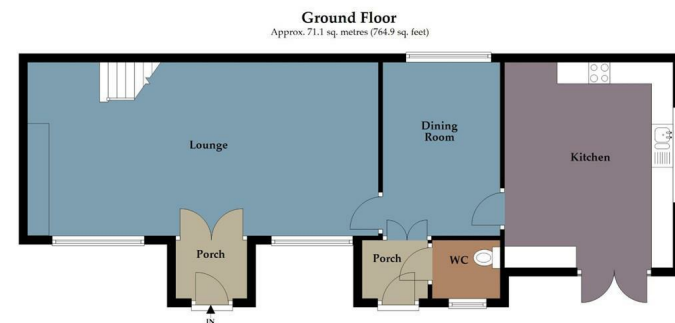
Tenure

Freehold.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		76
	34	
England & Wales		
EU Directive 2002/91/EC		



Total area: approx. 137.2 sq. metres (1476.9 sq. feet)

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Plan produced using PlanUp