



Edith Cottage, Oxwich Castle Farm, Oxwich, Swansea, West Glamorgan SA3 1ND

Offers invited in region of £395,000 For Sale
Property Features

- Semi detached modernised cottage
- Four bedrooomed centrally heated
- Parking area to front
- Garden and patio to rear
- Option to purchase two acres of land (if required) in close proximity
- Rural location

Property Summary

An opportunity to purchase this well maintained modernised centrally heated semi-detached cottage positioned on the periphery of Oxwich Castle and Oxwich Castle Farm in a rural location. The cottage has the benefit of an enclosed gravelled turning/parking area with garden and patio to rear. Option to purchase two acres of land in close proximity.



Full Details

Description

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Situation

In a coastal location positioned between the village of Oxwich and Oxwich Green adjoining Oxwich Castle Farm. A rural area of Gower yet within about 12 miles from the City of Swansea.

Directions

From Swansea take the A4118 road, through Killay and onto the continuance of the A4118 being known as the South Gower road. Proceed through Penmaen and continue until reaching Penrice Tower, turn left to Oxwich, down hill and proceed to the village. At crossroads, straight across and continue up the hill, take first left signposted Oxwich Castle, proceed past the castle along the farm track and the cottage is directly in front.

The Accommodation

LPG gas fired central heating system.
UPVC double glazed windows and doors throughout.

Ground Floor

Entrance Porch

Hallway

Stairs to first floor. Recess area with coat hooks. Fire alarm ceiling sensor. Radiator

Bathroom

With panelled bath and shower attachment, pedestal wash basin and w.c. Fully tiled surround. Overhead spotlights. Glazed window. Radiator

Door from hall to: -



Open Plan Lounge/Dining Room

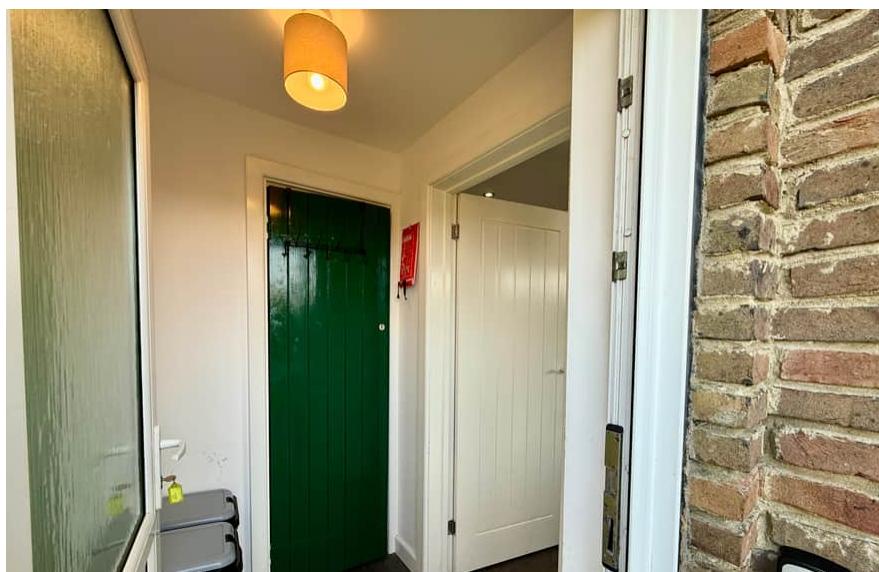
Approx. 12' 7" max x 20' 2" (3.84m x 6.15m) Windows overlooking side and rear. Two radiators

Door to: -

Kitchen/Breakfast Room

Approx. 10' 10" x 11' 1" (3.30m x 3.38m) Fully fitted with base and wall units. Part tiled. Single drainer sink unit. Logik oven and hob with extractor fan. Electro washing machine and Indesit fridge/freezer

NOTE - None of the electrical equipment included in the sale have been tested.



Door to: -

Rear Hallway

Storage cupboard housing the Baxi boiler. Radiator. Door to rear garden

First Floor

Landing

Radiator. Fire alarm ceiling sensor. Attic access.

Bedroom No. 1

Approx. 6' 7" (min) x 9' 0" (2.01m x 2.74m) (excluding storage area) Front room. Radiator

Bedroom No. 2

Approx. 6' 2" x 6' 6" (1.88m x 1.98m) Rear bedroom overlooking farmland. Radiator

Bedroom No. 3

Approx. 10' 11" x 11' 6" (3.33m x 3.51m) Overlooking rear. Radiator

Main Bedroom No. 4

Approx. 9' 10" x 13' 2" (3.00m x 4.01m) Windows to front and side. Two radiators





En-Suite Facility

Glass fronted shower unit with Triton shower. Pedestal wash basin. W.C. Radiator. Extractor fan

Outside

Gravelled parking area to front approached via double wooden gates.
Artificial grassed lawn to rear with separate patio area enclosed by close boarded fencing.
Enclosed LPG tank.

Option To Purchase (At Valuation)

Approximately 2 acres of pasture land in close proximity with separate access.

Council Tax

City & County of Swansea - Band D - Approximately £2145.12 2025/26

Tenure

Freehold with vacant possession on completion.

Services

Mains water and electricity. Private drainage.

NOTE - None of the services or electrical equipment have been tested.

Rights of Way, etc.

Sold subject to all existing rights of way, wayleaves and easements (if any) whether mentioned or not.

1. Vehicular and pedestrian access to the property over the farm access road.

Vendors Covenant

1. The vendors will at their own expense erect a suitable garden fence to the front of the property showing the division between Edith Cottage and adjoining property. Shown approximately on attached plan marked A to B for identification only. Accurate plan to be prepared and agreed.





Viewing

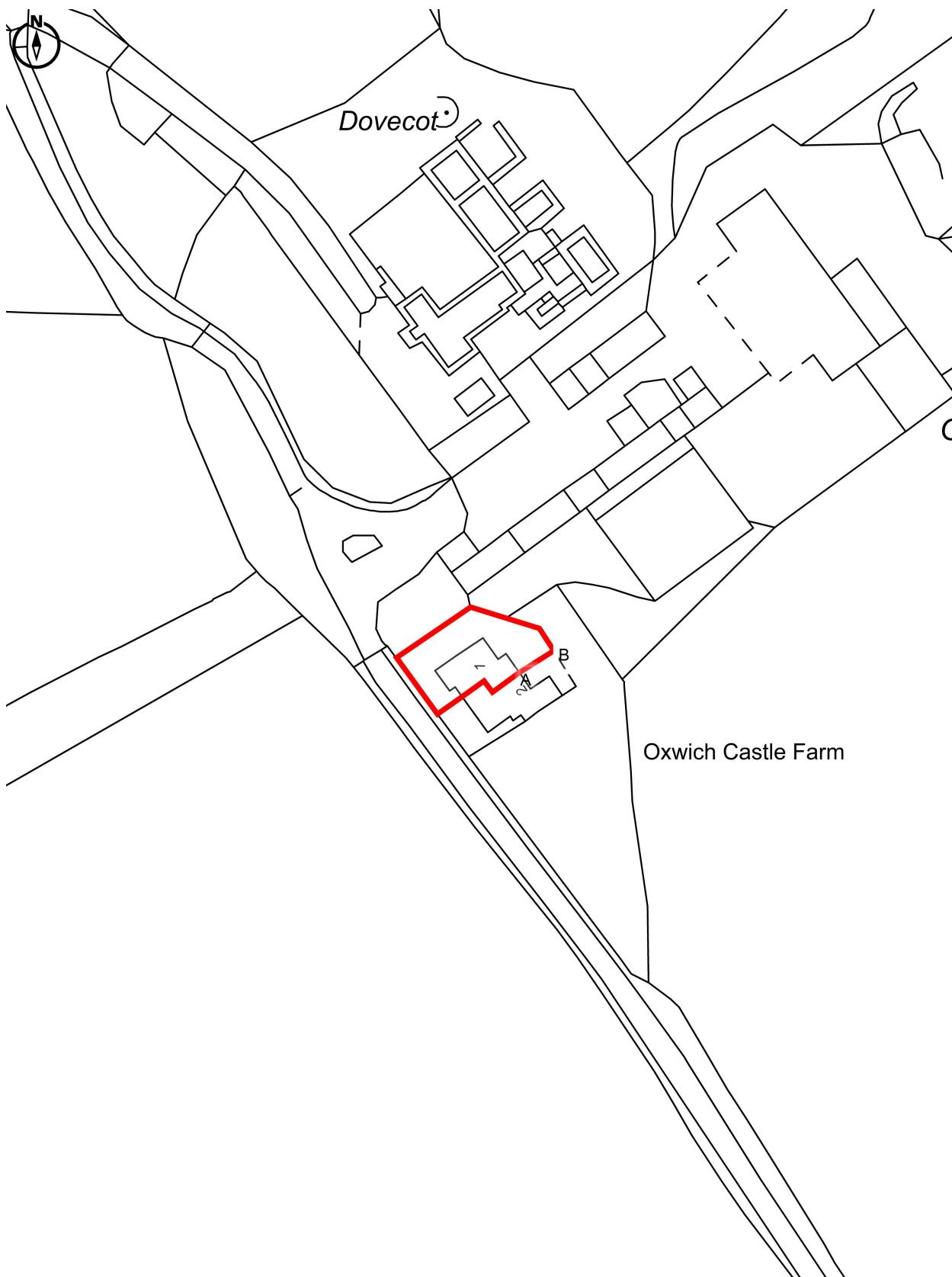
Strictly by appointment only.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	89
(69-80)	C	
(55-68)	D	
(39-54)	E	49
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC



CHARTERED SURVEYORS, LAND & ESTATE AGENTS



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