

**Sunnycliffe, 77 Southgate Road, Southgate, SA3 2DH**



An outstanding detached family home, individually designed and built in 1982, offering 2,776sqft of living accommodation with four double bedrooms and two reception rooms on the ground floor and a further two reception rooms on the first floor.

There are sea views to the front of the house and the coastal path is a around 100m from the front door.

The plot extends to a generous 0.34 acres with beautiful South facing gardens and detached double garage.

While Sunnycliffe is in good condition throughout, due to the size of the property's footprint and the size of the plot, there is huge potential for modernisation and extension or redevelopment (subject to planning).

The property is offered with no chain.



£950,000 FREEHOLD















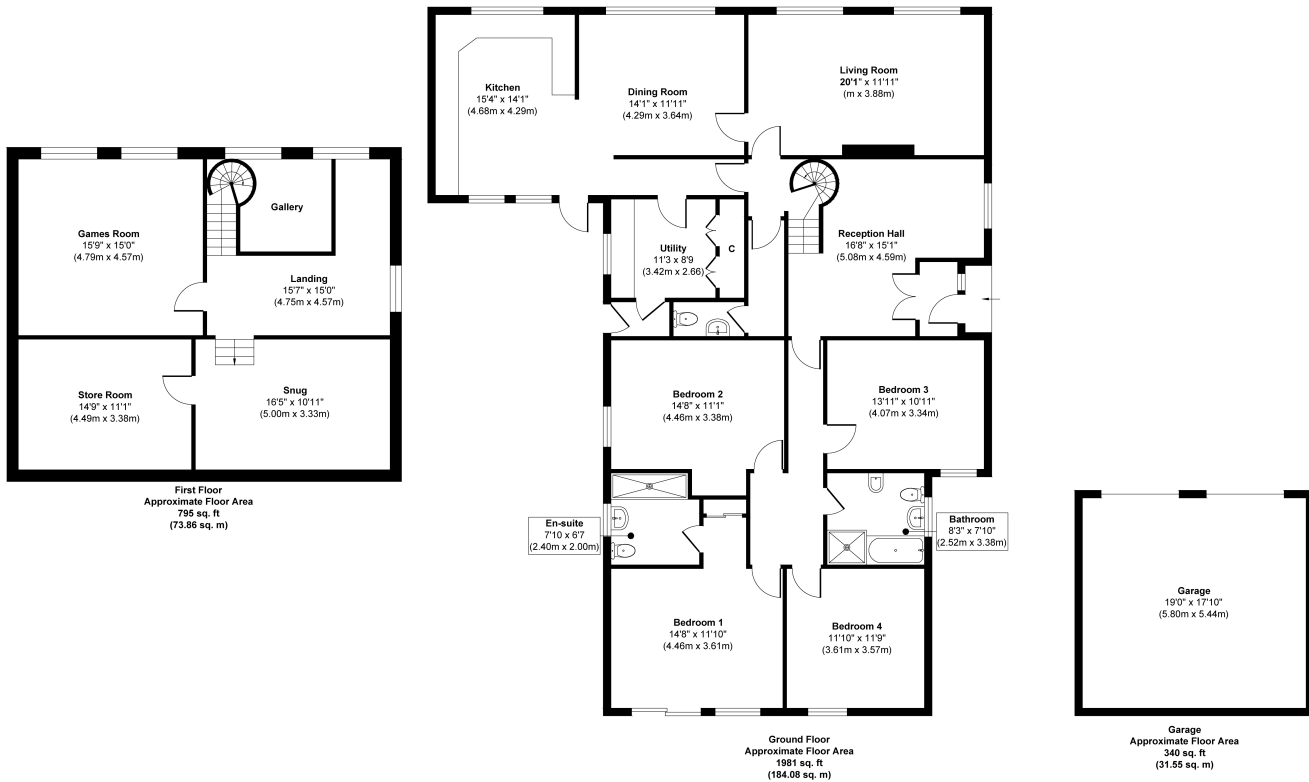


Sunnycliffe is FREEHOLD

The property is connected to all mains services and the central heating is fired by gas.

The Council Tax Band is H (£4,036p.a.)

The EPC rating for the property is E



**Approx. Gross Internal Floor Area 3116 sq. ft / 289.49 sq. m (Including Garage)**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property





Sunnycliffe enjoys a wonderful position in Southgate, pulling off Southgate Road, the property is accessed via a gated driveway. The coastal path is only a stones throw away and the property has a generous and attractive South facing garden to the front with raised sun terrace across the front of the house.

The entrance to the house is at the side and leads into a porch which in turn gives access to a fabulous reception hall with galleried landing on the first floor creating an inviting and stylish entrance to the home.

There is a short flight of stairs which lead up to the living rooms arranged across the South facing front of the house, and enjoying the sea views. There is a formal living room, with two large floor to ceiling windows to the front. A dining room with a similar window to the front, this room is open to the kitchen which is a fantastic size. These rooms enjoy a vaulted ceiling and natural light flooding through the space, offering character as well as practicality.

To the rear of the kitchen and dining room there is a corridor which gives access to a spacious utility room and guest WC. There is also a rear hallway here that leads out to the rear of the property.

Moving back through the reception hall, to the back of the house there are four double bedrooms, all with large windows and three of the bedrooms have built in wardrobes. The main bedroom has an ensuite and door leading out to a patio in the rear garden. The family bathroom is next to the bedrooms and an excellent size with bath and shower cubicle.

There is a spiral staircase that leads up to the first floor where there is a large galleried landing which is open to the snug. There is also a games room on this floor and a storage room. This is the area of the house that offers great potential for remodelling to make more of the wonderful sea view to the front (Subject to Planning).

The rear garden is a lovely tranquil space, that enjoys the sun when it is shining with a generous lawn, mature borders and sun terrace to the rear. The rear garden is peaceful and not overlooked.

There is a double garage at the end of the drive which runs the length of the property.



Southgate is one of Gower's most popular villages, it is perched high on the cliffs of the dramatic South Gower coastline, offering stunning walks to the breathtaking Pobbles beach and Three Cliffs bay to the west or secluded Pwlldu Bay to the east. The valley leading to Three Cliffs Bay (overlooked by Pennard Castle) and the woodland surrounding Parkmill also offers wonderful walks to explore.

Southgate village offers many village amenities including coffee shops, pub, garage and in the neighbouring village of Pennard you will find Pennard Primary School, local shop, library, doctors surgery, and the reputable links course of Pennard golf club.

This is an great location for commuting: Mumbles Village is 6.2 miles from Southgate, Swansea city centre is 8.5 miles and the M4 is 12 miles.

There are excellent primary schools in Pannard and Bishopston and Bishopston Comprehensive is an outstanding secondary school.

Pennard, Fairwood Park, Langland, Clyne, and North Gower Golf Clubs are all within 10 miles.





01792 986099

info@thegreenroomhomes.com

www.thegreenroomhomes.com



Whilst every effort has been made to ensure these details are accurate, they are for illustrative purposes only and should be read as a guide and not relied upon. Internal floorplans may be subject to alteration. Dimensions listed are maximum and approximate. Computer generated images are for illustrative purposes only.

