



4 Three Cliffs Drive, Pennard, Southgate, Swansea, SA3 2BN

Four Bedrooms
Two Bathrooms
Three Receptions

FREEHOLD

1,402 sqft

OFFERS IN THE REGION OF

£375,000

A wide-angle photograph of a modern living room. The room features light grey walls, a white fireplace with a marble surround, and a large black leather sofa. A wooden coffee table is in the foreground. A doorway on the left leads to a kitchen. The room is bright and airy, with large windows on the right. The floor is made of light-colored wood. A patterned rug is placed in front of the fireplace. A small lamp is on a side table next to the sofa. A framed picture hangs on the wall above the fireplace. A chandelier hangs from the ceiling. The overall style is contemporary and elegant.

A stylish family home combining space, light, and modern living just moments from stunning Three Cliffs Bay.



A superbly presented four-bedroom family home offering generous living space, contemporary design, and a west-facing garden, all perfectly positioned in the heart of Southgate village near Three Cliffs Bay.







4 Three Cliffs Drive is a beautifully balanced four-bedroom family home extending to approximately 1,402sqft, thoughtfully designed to offer both comfort and flexibility. The property enjoys an excellent position within this peaceful Pennard residential road, just a short stroll from the paths leading to Three Cliffs Bay.

The spacious living room at the front of the house is filled with natural light and flows seamlessly through to a contemporary kitchen and family room at the rear — a superb social space designed around everyday family living and entertaining. This bright, open area leads through to a rear lobby where you'll find a cloakroom/WC and a utility/shower room. Beyond lies a study, ideal as a home office or creative space.

Upstairs, the accommodation is well-proportioned with four bedrooms, three of which are comfortable doubles, and an attractive modern bathroom with sleek fittings and a light, airy feel.

Externally, the house is equally appealing. To the front there is off-street parking and a pretty front garden, while to the rear lies a wonderful west-facing garden — level and low-maintenance, with a lawn, two sun terraces and a detached summer house, currently fitted out as a gym. Beyond the summer house there is a further useful storage area, screened by fencing and shrubs.

Well maintained and move-in ready, this is a lovely family home in one of Pennard's most popular addresses.







Tenure: Freehold

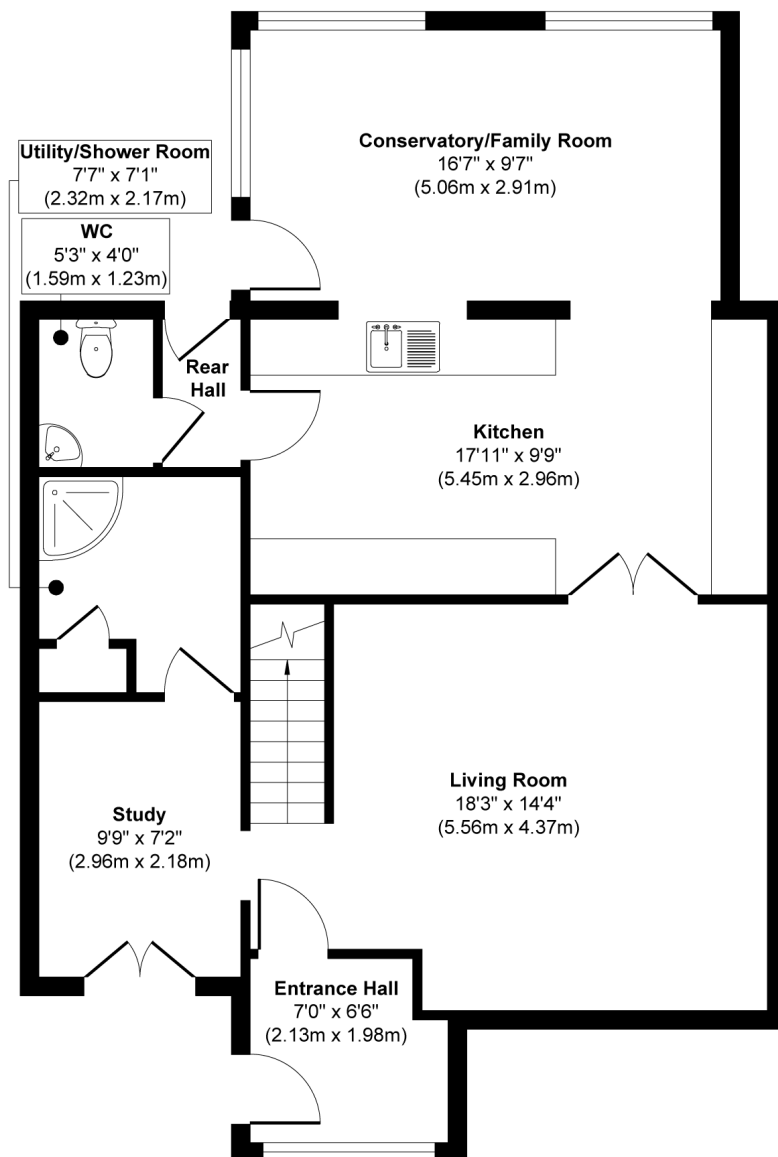
Services: Mains gas, electricity, water, and sewerage

Council Tax: Band E – approx. £2,619 p.a.

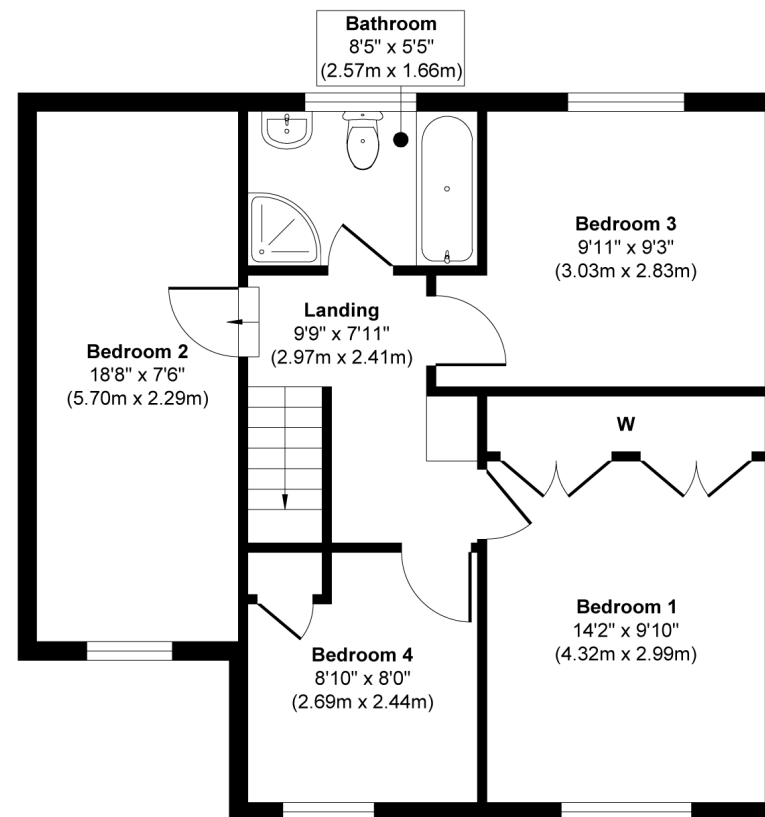
EPC: Rating C







Ground Floor
Approximate Floor Area
819 sq. ft
(76.12 sq. m)



First Floor
Approximate Floor Area
583 sq. ft
(54.25 sq. m)

Approx. Gross Internal Floor Area 1402 sq. ft / 130.37 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

The Location

Three Cliffs Drive lies in the heart of Southgate, a charming coastal village within the Gower Area of Outstanding Natural Beauty (AONB). The area is celebrated for its breathtaking scenery, including the spectacular Three Cliffs Bay (approx. 0.5 miles), Pobbles Bay, and miles of coastal and countryside walks right from the doorstep.

Southgate has a vibrant and welcoming community with local amenities including a well-stocked convenience store, coffee shop, post office, and The Cliff restaurant and bar — all within a short walk. The nearby village of Pennard offers a primary school and the popular Pennard Golf Club with its clifftop course overlooking the bay.

The property falls within the catchment for Bishopston Comprehensive School (approx. 2.5 miles), and Swansea city centre is just 7 miles away, offering a full range of shopping, cultural and employment facilities. The M4 motorway (Junction 47) can be reached in approximately 10 miles, providing access to Cardiff, West Wales, and beyond.

Life in Southgate offers a perfect balance — a peaceful coastal setting, a friendly village atmosphere, and immediate access to some of the most beautiful landscapes in Wales.







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