



7 Anderson Lane, Southgate, Swansea, City & County Of Swansea, SA3 2BX

Offers Over £675,000

Welcome to this stunning detached four bedroom family home, located in a highly sought-after cul-de-sac location. This property offers a comfortable and spacious living environment for the entire family.

Upon entering, you will be greeted by a warm and inviting atmosphere. The ground floor boasts two generous reception rooms, providing ample space for entertaining guests or simply relaxing with loved ones. These versatile rooms can be adapted to suit your lifestyle, whether you prefer a formal dining area or a cozy lounge.

The property features two shower rooms.

Entrance

Via a frosted glazed hardwood door with frosted glazed side panel into the porch.

Porch

With a set of glazed hardwood doors into the hallway. Tiled floor.

Hallway

With stairs to the first floor. Radiator. Door to the cloakroom. Door to the lounge. Door to the dining room. Door to the kitchen.

Cloakroom 7'9" x 3'1" (2.366 x 0.961)

With two frosted double glazed windows to the side. Tiled floor. Radiator. Low level w/c. Wash hand basin.

Lounge 22'0" x 16'5" (6.714 x 5.011)

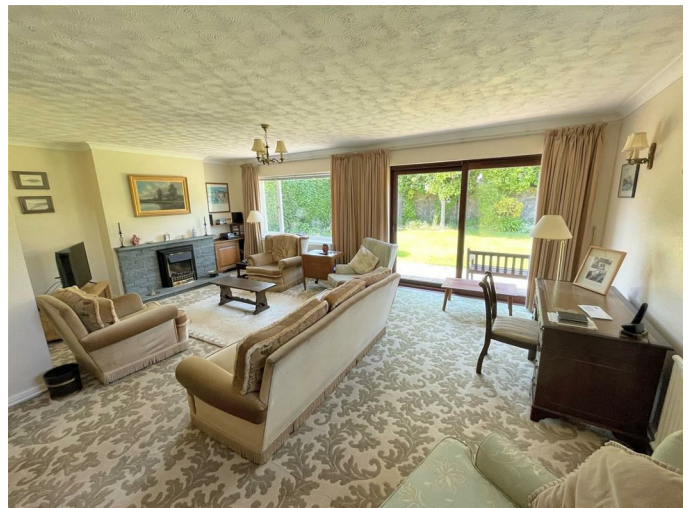


With a double glazed window to the side. Double glazed window to the rear. Double glazed sliding door to the rear garden. Two radiators. Feature electric fire set in fireplace. Frosted glazed hardwood doors to the dining room.

Lounge



Lounge



Dining Room 15'9" x 10'6" (4.812 x 3.223)



With a frosted double glazed window to the rear. Double glazed window to the rear. Radiator.

Kitchen 15'9" x 11'4" (4.825 x 3.458)



With a double glazed window to the front. Frosted glazed door to the rear side porch. Door to the utility room. The kitchen is fitted with a range of base and wall units, running work surface incorporating a stainless steel sink and drainer unit. Space for fridge/freezer. Space for dishwasher. Four ring gas hob with extractor hood over. Integral oven & grill. Radiator.

Kitchen



Side Porch

With a set of double glazed and frosted double glazed windows to the side. Double glazed PVC door to the side. Tiled floor.

Utility Room 12'1" x 6'0" (3.698 x 1.853)

With a double glazed window to the side. Door to the integral double garage. Running work surface incorporating a stainless steel sink and drainer unit. Plumbing for washing machine. Radiator.

Integral Double Garage 17'4" x 16'6" (5.288 x 5.052)

With two electric 'up & over' doors. Frosted double glazed window to the side. Power and light.

First Floor

Landing

With a frosted double glazed window to the side. Doors to bedrooms. Doors to shower rooms. Loft access. Radiator. Doors to airing cupboard.

Shower Room 12'1" x 5'11" (3.693 x 1.823)



With a frosted double glazed window to the front. Well appointed suite comprising; walk in shower. Low level w/c. Wash hand basin. Radiator.

Bedroom One 15'11" x 11'2" (4.859 x 3.423)



With a double glazed window to the front. Radiator. Sliding door to built in wardrobe.

Bedroom One



Bedroom Two 16'0" x 10'1" (4.896 x 3.085)



With a double glazed window to the rear. Radiator. Doors to built in wardrobe.

Bedroom Three 11'3" x 16'4" (3.440 x 4.993)



With a double glazed window to the rear. Radiator. Doors to built in wardrobe.

Bedroom Four 10'6" x 16'5" (3.202 x 5.011)



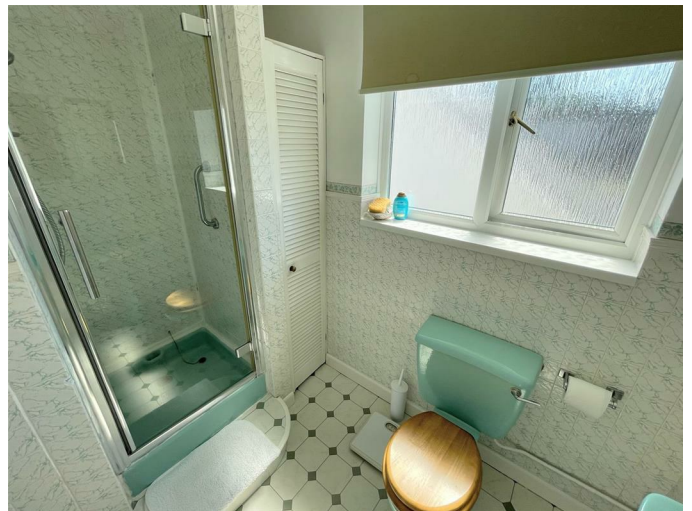
With a double glazed window to the rear. Radiator. Doors to built in wardrobe.

Shower Room 6'0" x 9'3" (1.835 x 2.822)



With a frosted double glazed window to the side. Suite comprising; walk in shower cubicle. Low level w/c. Wash hand basin. Radiator.

Shower Room



External

Front



You have driveway parking for one vehicle leading to the integral double garage. Side access to the rear. Lawned garden home to a variety of flowers, trees and shrubs.

Another Aspect



Rear

You have a detached garden shed. Patio seating area with ample room for tables and chairs. Lawned garden home to a variety of flowers, trees and shrubs. Detached greenhouse. BBQ area.

Rear Garden



Rear Garden



Rear Garden



Rear Garden



Rear Garden



Rear Garden



Rear Garden



Council Tax Band

Council Tax Band - G

Council Tax Estimate - £2,971

Tenure

Freehold.

Floor Plan



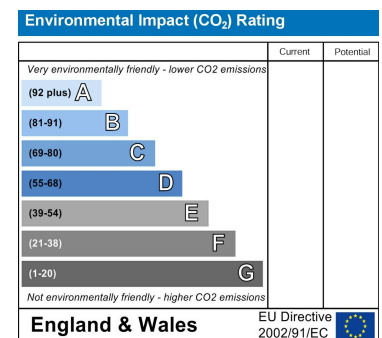
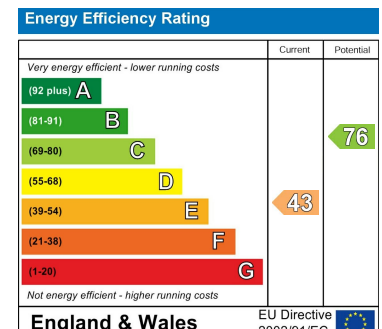
Total area approx. 221.6 sq metres (2045.8 sq feet)

Notes: Use of reasonable endeavours to verify accuracy of information is based on the current information available to the agent at the time of the plan. The agent does not warrant any part of the plan or contract and all measurements are approximate. The number of bedrooms should be verified by inspection or otherwise as to their accuracy. The plan is for information only and is not intended to be used for any other purpose. The plan is not to scale and is for information only. The plan is not to scale and is for information only. The plan is not to scale and is for information only.

Area Map



Energy Efficiency Graph



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