



## 7 Hael Lane, Southgate, Swansea, City & County Of Swansea, SA3 2AP

**Offers Over £325,000**

Welcome to this charming 3 bedroom detached bungalow situated in the highly desirable Gower location of Hael Lane, Southgate.

The bungalow boasts three well-proportioned bedrooms, each providing ample space for furniture and personalization. Whether you need a master bedroom, guest room, or a home office, this property offers flexibility to suit your needs.

One of the highlights of this bungalow is its beautiful garden, located at the rear of the property. The garden provides a serene outdoor retreat, perfect for enjoying the sunshine, gardening, or hosting barbecues and gatherings. Immerse yourself in the tranquility of nature while appreciating the privacy and seclusion offered by the surroundings.



### Entrance

Via a double glazed PVC door into the porch.

### Porch

With frosted double glazed windows to the front & rear. Frosted glazed hardwood door with frosted glazed side panel into the hallway.

### Hallway

Door to the lounge. Door to the kitchen. Door to the inner porch. Door to the bathroom. Door to the w/c. Doors to bedrooms. Electric wall mounted storage heater.

### Lounge 9'2" x 16'11" (2.811 x 5.160)



With a double glazed window to the side and rear. Wall mounted electric storage heater. Feature fireplace.

### Lounge



### Kitchen 8'9" x 16'10" (2.684 x 5.149)



With a double glazed window to the side and rear. The kitchen is fitted with a range of base units. Running work surface incorporating a stainless steel sink and drainer unit. Space for cooker. Space for fridge. Space for freezer. Four ring induction hob with oven and grill under. Doors to built in storage cupboards.

### Kitchen



### Inner Porch

With a frosted double glazed PVC door to the side. Door to storage cupboard.

### Wet Room 5'7" x 5'11" (1.706 x 1.805)



With a frosted double glazed window to the side. Suite comprising; walk in shower. Wash hand basin. Chrome heated towel rail. Tiled walls. Extractor fan.

### WC 5'9" x 2'10" (1.776 x 0.869)

With a frosted double glazed window to the side. Low level w/c.

### Bedroom One 10'8" x 12'10" (3.275 x 3.937)



With a double glazed window to the side. Sliding doors to built in wardrobes.

### Bedroom Two 9'11" x 10'7" (3.034 x 3.240)



With a double glazed window to the side.



### Bedroom Three 12'0" x 9'2" (3.675 x 2.811 )



With a set of double glazed French patio doors to the conservatory. Doors to built in wardrobes. Electric wall mounted storage heater.

### Conservatory 8'1" x 12'6" (2.482 x 3.824)



With a set of double glazed French patio doors to the front. Double glazed windows. Tiled floor.

### Conservatory



### External

#### Front

You have driveway parking for two vehicles. Patio garden area home to a variety of flowers, trees and shrubs.

#### Aerial Aspect





**Aerial Aspect**



**Another Aspect**



**Another Aspect**



**Another Aspect**



**Rear**

You have a patio seating area. Lawned garden home to a variety of flowers, trees and shrubs. Detached greenhouse.



**Rear Garden**



**Another Aspect**



**Rear Garden**



**Agents Note**

The bungalow is of Woolaway construction. Woolaway construction was a method of building homes in the UK during the mid-20th century, using prefabricated reinforced concrete panels slotted into a concrete frame.

**Council Tax Band**

Council Tax Band - E

Council Tax Estimate - £2,179

**Tenure**

TBC.

**Area**



## Area

*Ask The Agents*  
Where do I go when I need.....



Groceries?  
Pennard Stores  
Linkside Stores



Beach?  
Three Cliffs Bay



Walks?  
Cliff Walks To Three Cliffs Bay,  
Forming Part Of The Wales Coast Path



Schools?  
Pennard Primary School  
Bishopston Comprehensive School

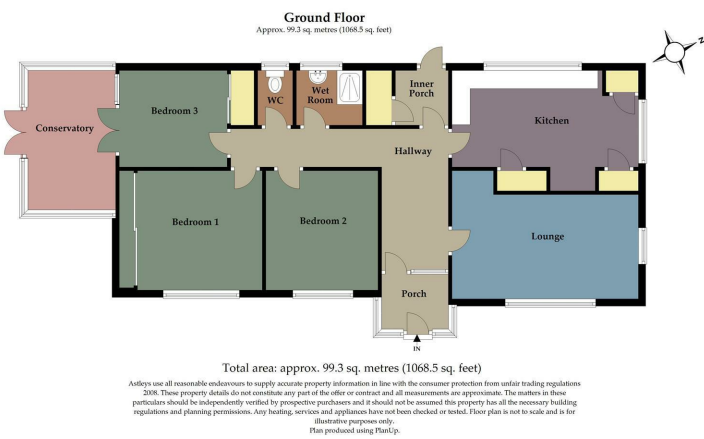


Coffee?  
Three Cliffs Coffee Shop



Pub?  
The Southgate Club

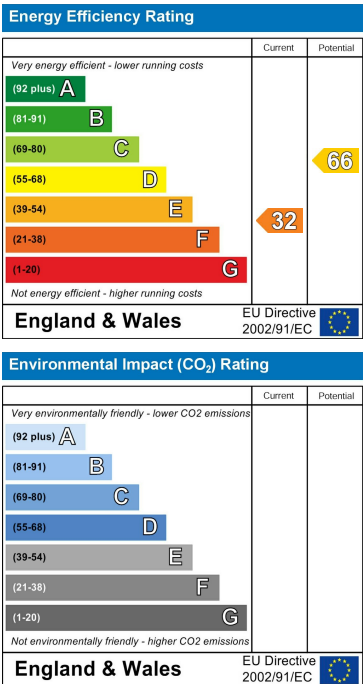
Floor Plan



Area Map



Energy Efficiency Graph



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