



## 33 Burrows Close, Southgate, Swansea, City & County Of Swansea, SA3 2AH

**£595,000**

Nestled within the coveted Gower location of Southgate, this stunning detached five-bedroom home offers the epitome of comfortable living in a picturesque setting. With its spacious layout and attractive outdoor spaces, this residence is the perfect blend of convenience and luxury and sits with no onward chain.

Ground Floor As you step inside, you are greeted by a well-appointed lounge, providing a welcoming space for relaxation and entertainment. Adjacent to the lounge is a versatile sitting room, offering endless possibilities for use, from a cozy reading nook to a formal dining area. The heart of the home is the kitchen/breakfast room, where you'll find modern appliances, ample counter space, and room for a family dining table. Completing the ground floor is a practical utility room, designed to make household tasks a breeze.

### Entrance

Via a double glazed composite door with frosted double glazed side panels into the hallway.

### Hallway

With stairs to the first floor. Door to under stairs storage. Double doors to lounge. Door to dining room. Door to kitchen/breakfast room. Door to cloakroom. Two radiators.

### Cloakroom 6'8" x 3'2" (2.05 x 0.98 )

With a low level w/c. Wash hand basin. Radiator. Extractor fan.

### Lounge 21'1" x 11'5" (6.44 x 3.48 )



With a double glazed bay window to the front. Double glazed French patio doors to the rear garden. Two radiators. Gas fire set on marble hearth.

### Lounge



### Lounge



**Dining Room 10'7" x 9'2" (3.24 x 2.81 )**



With a double glazed bay window to the front. Radiator.

**Kitchen/Breakfast Room 15'2" x 13'1" (4.63 x 4.01 )**



With a set of double glazed French patio doors to the rear. Double glazed windows to the rear. Door to utility room. A well appointed kitchen fitted with a range of base and wall units, running work surface incorporating a one and a half bowl sink and drainer unit with mixer tap over. Central breakfast island with four ring induction hob. Integral oven & grill. Integral fridge and freezer.

**Kitchen/Breakfast Room**



**Kitchen/Breakfast Room**



### Kitchen/Breakfast Room



### Utility Room 6'11" x 7'4" (2.11 x 2.24 )



With a double glazed door to the rear. Running work surface with a stainless steel sink and drainer unit. Base and wall units. Plumbing for washing machine. Space for tumble dryer. Radiator. Tiled splash backs.

### First Floor

#### Landing

With a double glazed window to the front. Stairs to second floor. Doors to bedrooms & bathroom. Radiator. Ideal as a work station with a room for a desk and chair.

### Bathroom 6'10" x 11'2"v (2.10 x 3.42v)



With a frosted double glazed window to the rear. A well appointed suite comprising; corner shower cubicle, bathtub, low level w/c, wash hand basin. Radiator. Tiled splash backs.

### Bathroom



**Bedroom One 11'2" x 13'6" (3.41 x 4.12)**



With a double glazed window to the front. Door to en-suite. Doors to fitted wardrobes. Radiator.

**Bedroom One**



**En-Suite 7'2" x 11'3" (2.20 x 3.45)**



With a frosted double glazed window to the rear. A well appointed suite comprising; corner shower cubicle, low level w/c, wash hand basin. Radiator. Tiled splash backs. Extractor fan.

**En-Suite**



**Bedroom Two 9'6" x 10'2" (2.91 x 3.12 )**



With a double glazed window to the front offering a pleasant countryside outlook. Radiator.

**Bedroom Three 9'5" x 10'8" (2.89 x 3.27 )**



With a double glazed window to the rear. Radiator.

**Second Floor**

**Landing**

With doors to bedrooms four & five. Radiator.

**Bedroom Four 13'2" x 9'8" (4.02 x 2.97 )**



With a Velux roof window to the rear. Radiator. Doors to eaves storage.

**Bedroom Five 11'4" x 9'7" (3.46 x 2.93 )**



With a Velux roof window to the front. Door to airing cupboard. Door to eaves storage.

**External**

To the front you have a detached double garage. Low maintenance graveled garden. Side access. To the rear you have an enclosed rear garden comprising; patio seating area with ample room for tables and chairs. Lawned garden bordered by fencing. Side access.

**Another Aspect**



**Aerial Aspect**



**Aerial Aspect**



**Rear**



## Rear



### **Detached Garage**

A detached double garage with two 'up & over doors'.  
Power & light.

### **Council Tax Band**

Council Tax Band - G  
Council Tax Estimate - £2,971

### **Tenure**

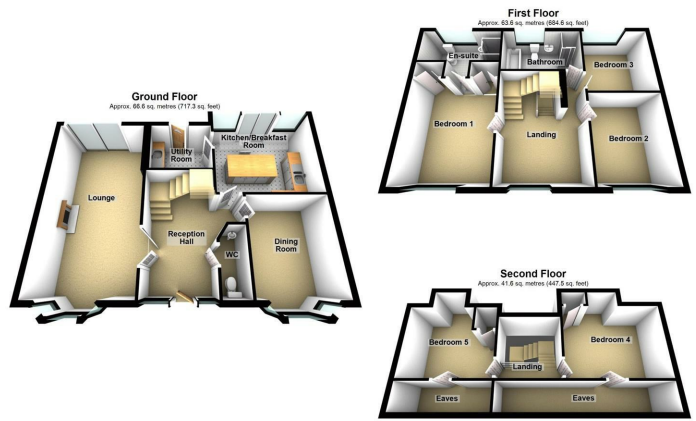
Freehold.



# Floor Plan



Total area: approx. 171.8 sq. metres (1849.4 sq. feet)  
Illustration for identification purposes only. Measurements are approximate, not to scale.  
(Plan produced using Planity)

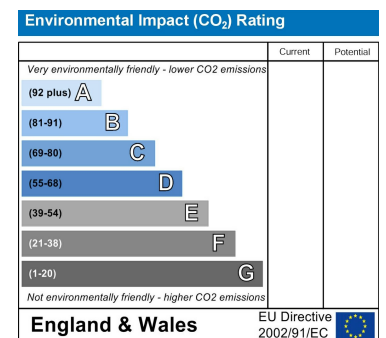
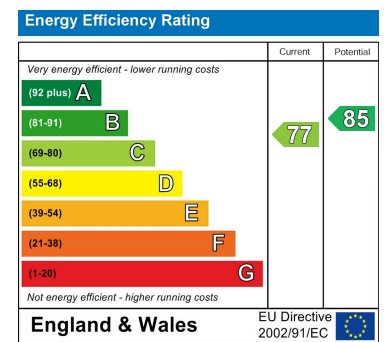


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# Area Map



# Energy Efficiency Graph



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