

5 Burrows Close, Southgate, Gower, City & County Of Swansea, SA3 2AH

£400,000

Welcome to Burrows Close, Southgate a prestigious and highly sought after thriving Gower coastal village location, for those seeking an idyllic residence. Positioned on a generous plot of 0.10 acres, the property is offered for sale with no onward chain and set within an area of outstanding natural beauty (AONB.) This superb location also offers easy access to cliff top walks and the stunning Three Cliffs Bay, is less than a 10 minute stroll away. The property benefits from fantastic village amenities and is within both the Pennard Primary and Bishopston Comprehensive School catchment area.

Presenting a rare opportunity, this three bedroom semi detached property is offered with the added advantage of no onward chain, providing a seamless transition for it's new owners.

As you approach, the property is set back from the road, exuding curb appeal with its classic design and well-maintained frontage. Boasting an impressive South facing rear garden, the outdoor space is a haven of

Entrance

Via a frosted double glazed PVC door with frosted double glazed side panel into the hallway.

Hallway

With stairs to the first floor. Radiator. Oak flooring. Oak hardwood door to the lounge. Opening to the kitchen. Doors to under stairs storage.

Lounge 14'5" x 12'4" (4.412 x 3.779)



With a set of double glazed windows to the front. Radiator. Opening to the dining room. Feature wood burner set on slate hearth. Oak flooring.

Lounge



Dining Room 10'0" x 10'2" (3.057 x 3.106)



With a double glazed sliding door to the rear garden. Oak flooring. Oak hardwood door to the kitchen. Radiator.

Kitchen 9'11" x 7'11" (3.028 x 2.432)



With a door to the pantry. Oak hardwood door to the utility room. Double glazed windows to the rear. The kitchen is well appointed and fitted with a range of base and wall units, running work surface incorporating a stainless steel sink and drainer unit. Four ring gas hob with extractor hood over. Oven & grill under. Space for dishwasher. Space for fridge/freezer.

Kitchen



Utility Room 7'9" x 7'9" (2.379 x 2.371)

With a door to the integral garage. Double glazed Door to the rear garden. Frosted double glazed window to the side. Spotlights. Running work surface incorporating a stainless steel sink and drainer unit. Plumbing and space for washing machine. Space for tumble dryer. Space for fridge/freezer.

First Floor

Landing



With a double glazed window to the side. Loft access with built in loft ladder. Door to the bathroom. Doors to bedrooms.

Bathroom 7'0" x 7'11" (2.159 x 2.434)



With two frosted double glazed windows to the rear garden. A well appointed modern suite comprising; walk in shower cubicle with oversized shower head above. Free standing bathtub. Low level w/c. Chrome heated towel rail. Wash hand basin. Spotlights.

Bathroom



Bedroom One 10'2" x 12'10" (3.102 x 3.921)



With double glazed windows to the front. Radiator. Door to a built in wardrobe.

Bedroom One



Bedroom One



Bedroom Two 10'2" x 10'1" (3.122 x 3.078)



Double glazed window to the rear. Radiator. Door to a built in wardrobe.

Bedroom Three 7'11" x 8'10" (2.418 x 2.711)



With a double glazed window to the front. Radiator. Door to built in storage.

Three Cliffs Bay - Short Walk From Property



External

Front

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

Another Aspect



Aerial Aspect



Aerial Aspect



Rear

You have a spacious seating area for entertaining which in turn leads to an established lawned garden. The fully enclosed private rear garden is South facing and home to a variety of flowers, trees including an apple tree and shrubs. There is a separate herb and vegetable garden space/planter. Detached outbuilding.

Rear Garden



Rear Garden



Rear Garden



Integral Garage 17'9" x 7'10" (5.432 x 2.393)

With a 'up & over' door. Power & light.

Services

Mains electric. Mains sewerage. Mains water. Broadband type - superfast fibre. Mobile phone coverage available with EE, O2 & Vodafone.

Council Tax Band

Council Tax Band - E

Tenure

Freehold.

Floor Plan



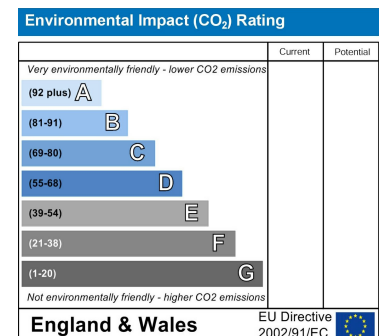
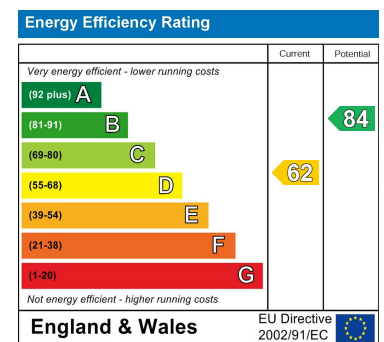
Total area: approx. 106.0 sq. metres (1140.8 sq. feet)

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Plan produced using PlanIt.

Area Map



Energy Efficiency Graph



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