



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

Offers Over £400,000

Welcome to this charming three-bedroom detached family home located in the highly desirable area of Southgate. With a plot size of 0.07 acres and a generous floor area of 1391 square feet, this property offers ample space for comfortable living.

Upon entering, you are greeted by a welcoming hallway leading to various living areas. The ground floor features a convenient cloakroom, a spacious lounge perfect for relaxation, a separate dining room for family meals, and a delightful conservatory that floods the space with natural light. The kitchen is ideal for culinary enthusiasts, complemented by a utility room for added convenience. Additionally, an integral garage provides valuable storage space or potential for conversion, subject to necessary permissions.

Entrance

Via a frosted glazed hardwood door into the hallway.

Hallway



With a frosted double glazed window to the front. Radiator. Door to the cloakroom. Door to the lounge. Stairs to the first floor.

Cloakroom 6'3" x 3'0" (1.917 x 0.916)

W/C. Wash hand basin. Tiled floor. Extractor fan.

Lounge 15'5" x 14'7" (4.723 x 4.454)



With a double glazed bay window to the front. Door to the dining room. Two radiators. Feature fireplace housing a gas fire set on marble hearth with wood surround.

Lounge



Dining Room 9'0" x 10'5" (2.751 x 3.191)



With a opening to the kitchen. Double glazed sliding door to the conservatory. Radiator.

Dining Room



Conservatory 10'11" x 11'11" (3.331 x 3.642)



With a set of double glazed doors to the rear. Double glazed windows to the rear. Radiator.

Kitchen 9'1" x 10'1" (2.789 x 3.093)

With a set of double glazed windows to the rear. Hardwood door to the rear porch. The kitchen is fitted with a range of base and wall units, running work surface incorporating a one and a half bowl sink and drainer unit. Four ring gas hob with oven & grill under. Extractor hood over. Space for dishwasher. Space for fridge/freezer.

Kitchen



Kitchen

Rear Porch

With a door to the utility room. Double glazed PVC door to the rear garden. Double glazed windows to the rear garden. Tiled floor.

Utility Room 4'3" x 9'8" (1.314 x 2.966)

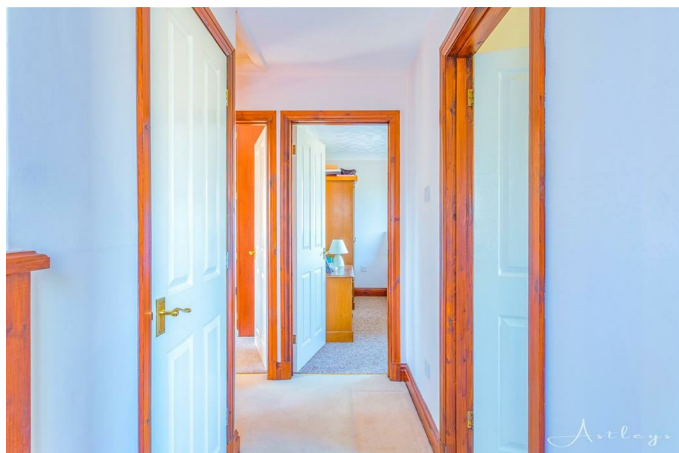
With a set of double glazed windows to the rear. Plumbing for washing machine. Space for tumble dryer. Space for fridge/freezer. Opening to the garage. Tiled floor.

Integral Garage 15'6" x 9'10" (4.733 x 3.002)

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

First Floor

Landing



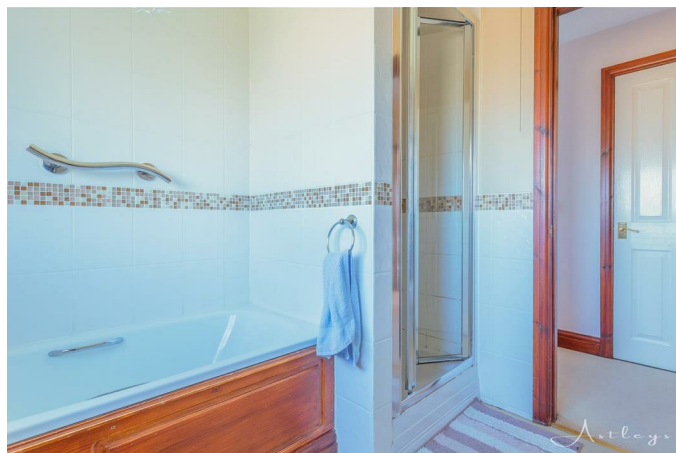
With a double glazed window to the side. Door to airing cupboard. Door to bathroom. Doors to bedrooms. Loft access.

Bathroom 8'1" x 7'2" (2.470 x 2.192)



With a set of frosted double glazed windows to the rear. Suite comprising; bathtub. Corner shower cubicle. Wash hand basin. W/C. Extractor fan. Radiator.

Bathroom



Bedroom One 10'7" x 12'9" (3.237 x 3.889)



With a set of double glazed windows to the front. Radiator. Doors to built in wardrobes.

Bedroom One



Bedroom Two 10'11" x 11'4" (3.329 x 3.474)



With a set of double glazed windows to the rear. Radiator. Doors to built in wardrobes.

Bedroom Three 9'7" x 10'8" (2.929 x 3.263)



With a set of double glazed windows to the front. Radiator.

External

Front

You have private driveway parking for two vehicles leading to the integral garage. Lawned garden home to a variety of flowers and shrubs. Side access.

Another Aspect



Rear

You have a patio seating area which in turn leads to a lawned garden home to a variety of flowers, trees and shrubs. Detached garden shed. Side access.

Rear Aspect



Services

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

Council Tax Band

Council Tax Band - F

Tenure

Freehold.

Aerial Aspect



Aerial Aspect



Gardens



Gardens



Gardens



Gardens



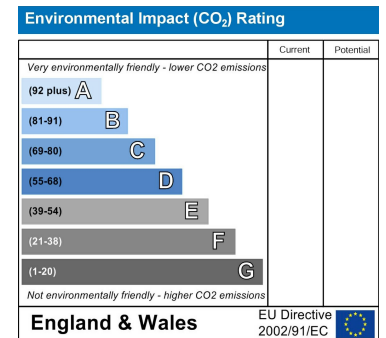
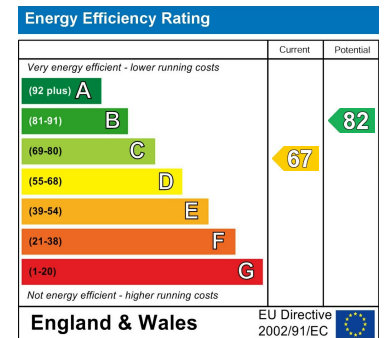
Floor Plan



Area Map



Energy Efficiency Graph



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