



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

**Offers Over £375,000**

Positioned on a generous plot of 0.10 acres, this delightful home is offered for sale with no onward chain and is set within the highly sought-after coastal village of Southgate.

Nestled in the heart of Gower, an Area of Outstanding Natural Beauty (AONB), this beautifully presented home provides easy access to cliff-top walks and the stunning Three Cliffs Bay, just a 10-minute stroll away. The property enjoys excellent village amenities and falls within the catchment areas of both Pennard Primary and Bishopston Comprehensive schools.

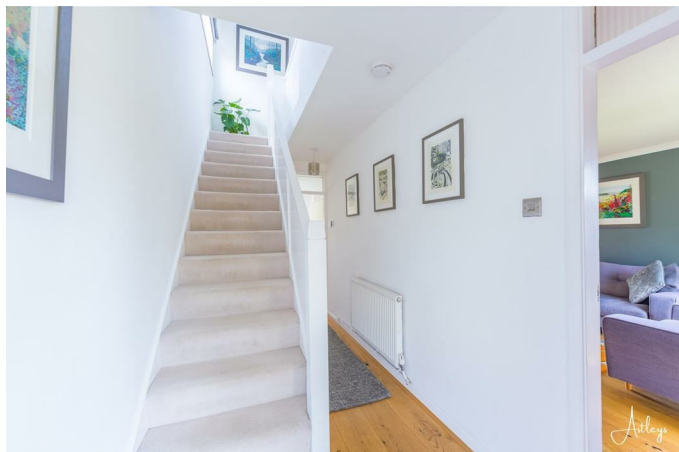
Presenting a rare opportunity, this three bedroom semi detached property is offered with the added advantage of no onward chain, providing a seamless transition for it's new owners.



### Entrance

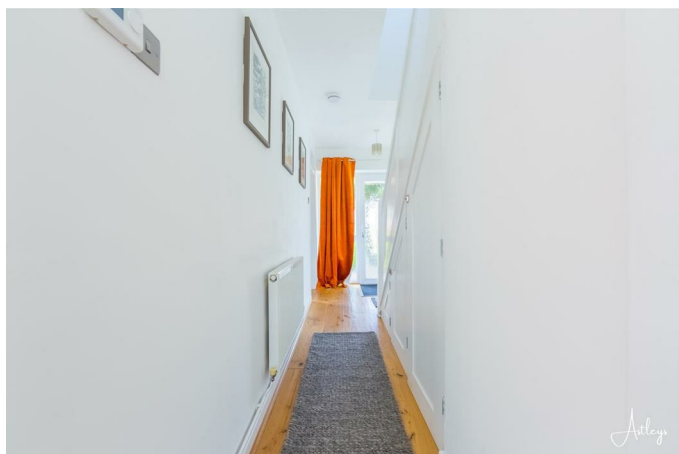
Via a frosted double glazed PVC door with frosted double glazed side panel into the hallway.

### 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.

### Hallway



### 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



## Lounge



## 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.

## Dining Room





**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**



**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)

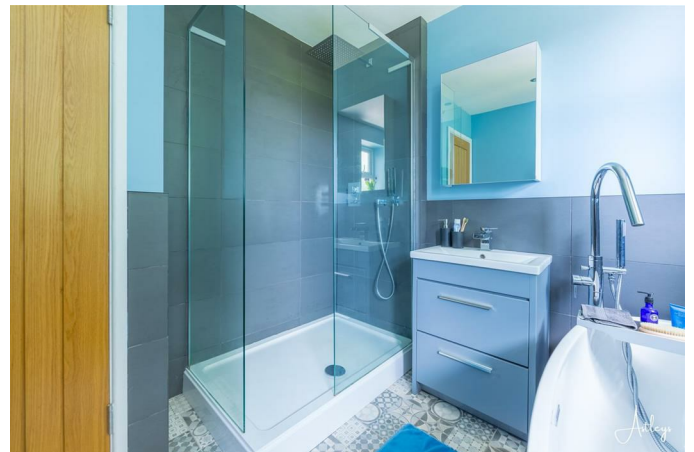


With two frosted double glazed windows to the rear garden. A well appointed modern suite comprising; walk in shower cubicle with oversized shower head above. Free standing bathtub. Low level w/c. Chrome heated towel rail. Wash hand basin. Spotlights.

## Bathroom



## 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 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



## Rear Garden



## Aerial Aspect



## Rear Garden



## 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



### **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



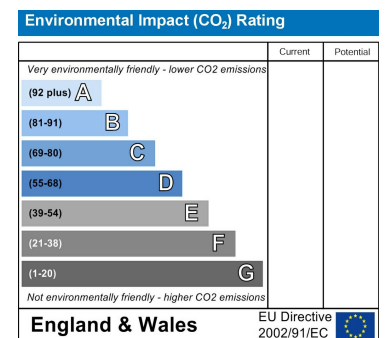
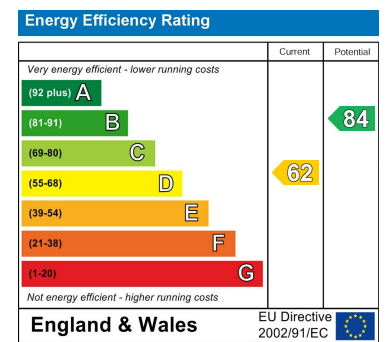
Total area: approx. 106.0 sq. metres (1140.8 sq. feet)

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Plan produced using PlanIt.

# Area Map



# Energy Efficiency Graph



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