



37 Southgate Road, Southgate, Swansea, City & County Of Swansea, SA3 2DA

Offers Over £1,000,000

Discover this impeccably presented six-bedroom detached family home, nestled in the prestigious Gower location of Southgate. Boasting an impressive plot size of 0.34 acres and a generous floor area of 3,638 sq ft, this remarkable residence offers the perfect blend of luxury, comfort, and convenience.

This home features six spacious bedrooms, making it ideal for a large family with ample space for guests. It is well-presented throughout, ready for immediate move-in with a high standard of decor and maintenance. The generous plot size of 0.34 acres provides plenty of outdoor space for activities and relaxation. Situated in the desirable Southgate area, it is close to local amenities and the beautiful Three Cliffs Bay. The property is also located within the catchment area for the highly regarded Bishopston Comprehensive School and near the local primary school, ensuring educational excellence for families.

Entrance

Via a composite door with double glazed side panel into the porch.

Porch

With a frosted glazed door to into the hallway. Tiled floor.

Hallway



With a double glazed window to the front. Stairs to the first floor. Door to the kitchen/breakfast room. Door to cloakroom. Door to cloaks cupboard. Door to the family room. Door to the study. Door to the lounge. Two radiators.

Cloakroom 6'8" x 7'6" (2.045 x 2.301)

With a frosted double glazed window to the front. Suite comprising; W/C. Chrome heated towel rail. Wash hand basin with a feature marble work surface. Spotlights.

Family Room 10'1" x 17'8" (3.092 x 5.395)



With a set of double glazed windows to the rear. Door to the kitchen/breakfast room. Radiator. Spotlights.

Study 12'0" x 10'0" (3.681 x 3.071)



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

Lounge 25'5" x 12'0" (7.758 x 3.672)



With a set of double glazed windows to the front. Set of double glazed windows to the side. Double glazed French doors leading to the rear garden. Two radiators. Feature wood burner set on slate hearth with wood surround.

Lounge



Lounge



Lounge



Kitchen/Breakfast Room 18'11" x 26'5" (5.786 x 8.058)



With a door to the integral double garage. Door to the pantry. Door to the family room. Door to the utility room. Set of double glazed windows to the side and rear. Double glazed French doors the rear garden. Radiator. A beautifully appointed kitchen fitted with a range of base and wall units, running marble work surface incorporating a central breakfast island with a one and a half bowl stainless steel sink and drainer unit. Four ring gas hob with oven & grill under. Extractor hood over. Space for American style fridge/freezer. Gas fired Aga. Integral dishwasher.

Kitchen/Breakfast Room



Kitchen/Breakfast Room



Kitchen/Breakfast Room



Kitchen/Breakfast Room



Integral Double Garage 20'8" x 17'6" (6.301 x 5.343)

Via a 'up & over' door. Two frosted double glazed windows to the side. Power and light.

Utility Room 8'0" x 8'11" (2.454 x 2.725)

With a double glazed PVC door to the rear garden. Door to the shower room. Double glazed window to the rear. Radiator. Running work surface incorporating a stainless steel sink and drainer unit. Plumbing for washing machine. Space for tumble dryer.

Shower Room 4'10" x 5'0" (1.486 x 1.534)

With a frosted double glazed window to the side. Well appointed suite comprising; walk in shower with large shower head above. W/C. Wash hand basin. Heated towel rail. Tiled floor. Spotlights. Extractor fan.

First Floor

Landing



With a double glazed window to the front. Set of double glazed windows to the rear. Velux roof window to the rear. Stairs to the second floor. Two radiators. Spotlights. Door to the airing cupboard. Door to the storage cupboard. Door to bedroom one. Door to bedroom two. Door to bedroom three. Door to bedroom four. Door to the bathroom.

Bedroom One 17'5" x 20'6" (5.327 x 6.258)

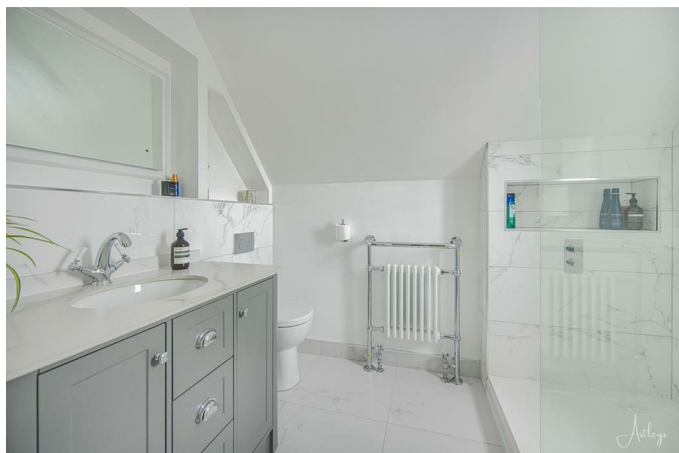


With a set of double glazed windows to the front offering pleasant countryside views. Set of double glazed windows to the rear offering pleasant countryside views. Door to the en-suite. Doors to built in wardrobes. Two radiators. Spotlights.

Bedroom One



En-Suite 6'2" x 8'9" (1.886 x 2.684)



With a frosted double glazed window to the rear. Well appointed suite comprising; walk in shower with large shower head above. W/C. Wash hand basin. Radiator. Tiled floor. Underfloor heating. Spotlights. Extractor fan.

En-Suite



Bedroom Two 14'3" x 11'7" (4.344 x 3.546)



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

Bedroom Three 11'7" x 12'1" (3.539 x 3.708)



With a set of double glazed windows to the front offering pleasant countryside views. Double glazed window to the side. Radiator.

Bedroom Four 11'11" x 9'2" (3.645 x 2.795)



With a set of double glazed windows to the rear offering pleasant countryside views. Radiator.

Bathroom 7'2" x 8'4" (2.189 x 2.560)



With a frosted double glazed window to the front. Well appointed bathroom suite comprising; bathtub with shower over. W/C. Two wash hand basins. Radiator. Tiled floor. Underfloor heating. Extractor fan.

Second Floor

Landing

With a door to the shower room. Doors to bedrooms five and six.

Landing Aspect



Shower Room 7'5" x 5'11" (2.277 x 1.817)



With a Velux roof window to the front offering pleasant countryside views. Suite comprising; corner shower cubicle. W/C. Wash hand basin. Chrome heated towel rail. Tiled floor. Spotlights.

Bedroom Five 12'0" x 10'10" (3.660 x 3.304)



With a set of Velux roof windows to the rear offering pleasant countryside views. Radiator.

Bedroom Six 17'6" x 10'10" (5.338 x 3.310)



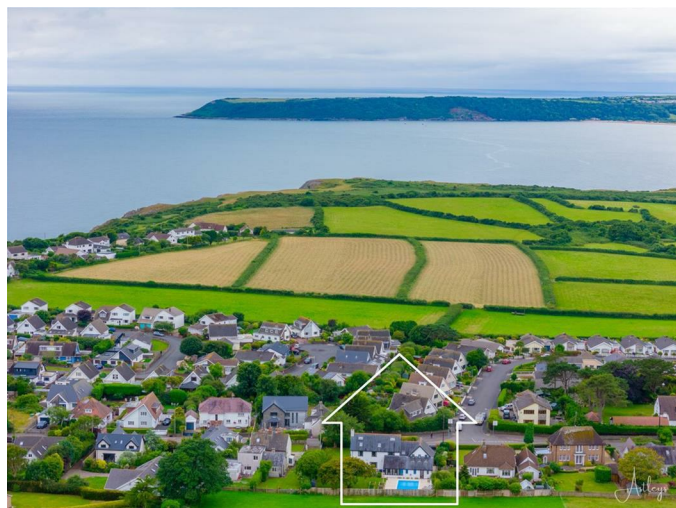
With a set of Velux roof windows to the rear offering pleasant countryside views. Radiator.

External

Another Aspect



Aerial Aspect



Aerial Aspect



with ample room for tables and chairs leading to the heated swimming pool. Detached garden shed. Detached greenhouse.

Gardens



Aerial Aspect



Gardens



Front

Via electric gated entry onto a private driveway with parking for several vehicles leading to the integral double garage. Lawned garden that wraps around the property to the side and rear.

Side

Lawned garden.

Rear

You have a lawned garden home to a variety of flowers, trees and shrubs. Two patio seating areas

Gardens



Outdoor Heated Swimming Pool



Outdoor Heated Swimming Pool



Services

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

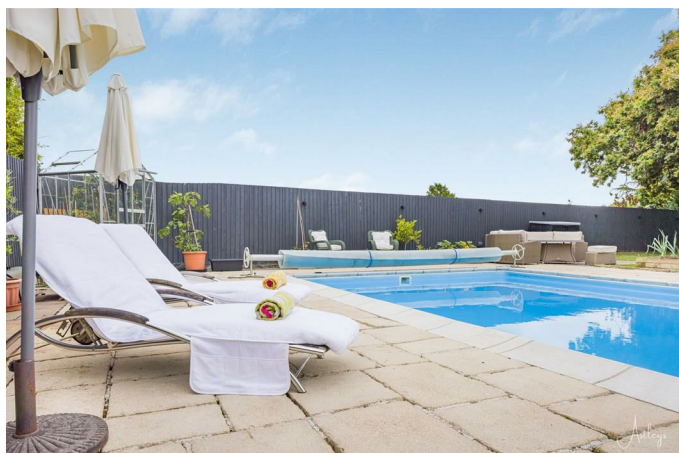
Council Tax Band

Council Tax Band - H

Tenure

Freehold.

Outdoor Heated Swimming Pool



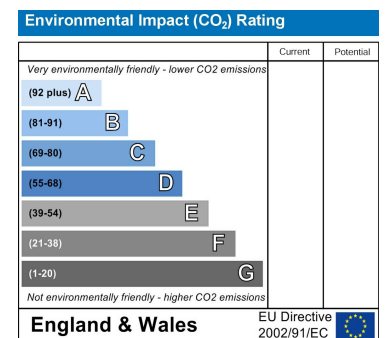
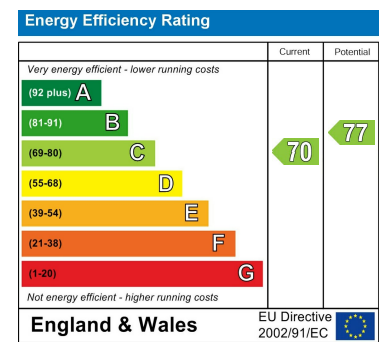
Floor Plan



Area Map



Energy Efficiency Graph



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