



## 38 Linkside Drive, Southgate, Swansea, City & County Of Swansea, SA3 2BR

**Price £300,000**

Nestled in the heart of Southgate, this spacious three-bedroom semi-detached property presents a fantastic opportunity for those looking to create their dream home. Although the property requires updating throughout, it offers massive potential to add your personal touch and modernize to your taste.

The accommodation includes a welcoming porch leading to a spacious hallway, a comfortable lounge perfect for family gatherings, and a functional kitchen awaiting your modernization ideas. There is a family bathroom and a separate W/C, along with three well-proportioned bedrooms. Additionally, there is an attic room offering versatile space for an office, playroom, or extra bedroom.

Externally, the front of the property features private driveway parking for one vehicle leading to the garage, and a low-maintenance gravelled garden adorned with a variety of flowers, trees, and shrubs. At the rear,



### Entrance

Via a double glazed PVC door into the porch.

### Porch



With a frosted double glazed side panel into the hallway. Tiled floor.

### Hallway



With stairs leading up the attic room. Door to the lounge. Door to the kitchen. Door to the bathroom. Door to the w/c. Doors to bedrooms. Radiator.

### Hallway



### Lounge 23'5" x 11'7" (7.157 x 3.554 )



With a set of double glazed windows to the front. Double glazed windows to the rear. Two radiators. Feature fireplace.

## Lounge



## Kitchen 8'5" x 10'6" (2.575 x 3.217 )



With a double glazed PVC door to the rear. Double glazed window to the rear. Radiator. The kitchen is fitted with a range of base and wall units, running work surface incorporating a stainless steel sink and drainer unit. Space for cooker. Plumbing for washing machine. Space for fridge/freezer.

## Kitchen



## Bathroom 7'9" x 5'1" (2.372 x 1.567 )



With a set of frosted double glazed windows to the rear. Large walk in shower. Wash hand basin. Radiator.

## W/C 7'6" x 2'7" (2.289 x 0.812 )

With a frosted double glazed window to the rear. W/C.

**Bedroom One 11'0" x 11'5" (3.368 x 3.498 )**



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

**Bedroom One**



**Bedroom Two 12'2" x 9'11" (3.724 x 3.035 )**



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

**Bedroom Two**



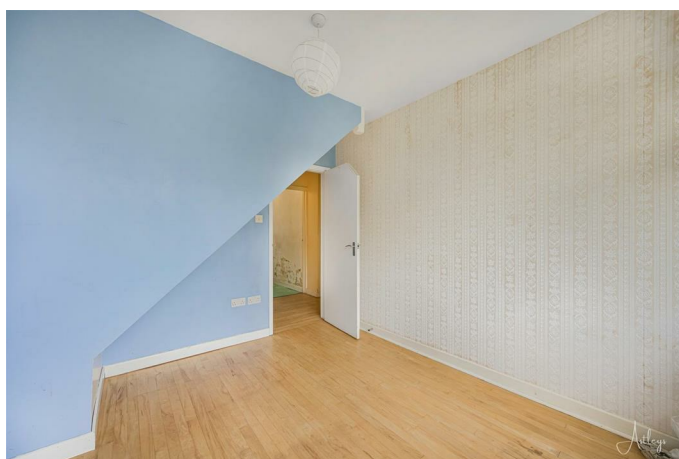


**Bedroom Three 10'11" x 8'10" (3.330 x 2.704 )**



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

**Bedroom Three**



**Attic Room 37'10" x 13'2" (11.54 x 4.025 )**

**External**

**Aerial Aspect**



**Aerial Aspect**



**Another Aspect**



**Front**



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

**Front**

**Front**



**Front**



**Garage**

Via 'up & over' door. Power and light. Frosted double glazed window to the rear.

**Rear**



You have a patio seating area. Lawned garden home to a variety of flowers, trees and shrubs. Side access.



Rear



Rear



Rear



**Services**

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

**Council Tax Band**

Council Tax Band - E

**Tenure**

Freehold.

Rear



## Floor Plan



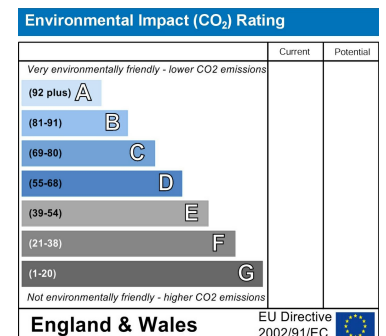
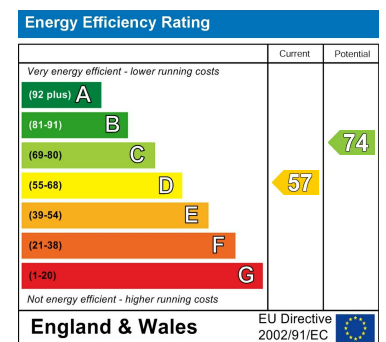
Total area: approx. 139.1 sq. metres (1497.8 sq. feet)

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Not professional survey Party.

## Area Map



## Energy Efficiency Graph



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