



1 Hael Lane, Southgate, Swansea, City & County Of Swansea, SA3 2AP

Offers Over £895,000

Discover the perfect blend of contemporary living and timeless elegance in this comprehensively renovated four-bedroom detached family home, ideally situated on the prestigious Hael Lane in Southgate. Boasting partial sea views and set on an impressive plot size of 0.18 acres, this exquisite property offers a spacious floor area of 3013 sq. ft., providing ample space for the entire family.

This lovingly updated home features a welcoming cloakroom, a cozy lounge, a versatile sitting room, and a practical utility room. The highlight is the open plan kitchen/breakfast room, equipped with modern appliances and two sets of doors that seamlessly extend your living space into the garden.

The first floor comprises four well-appointed bedrooms. The master bedroom and second bedroom each benefit from en-suite facilities, while a stylish family bathroom serves the remaining two bedrooms.

Entrance

Via a set of double glazed PVC doors with double glazed side panels into the hallway.

Hallway

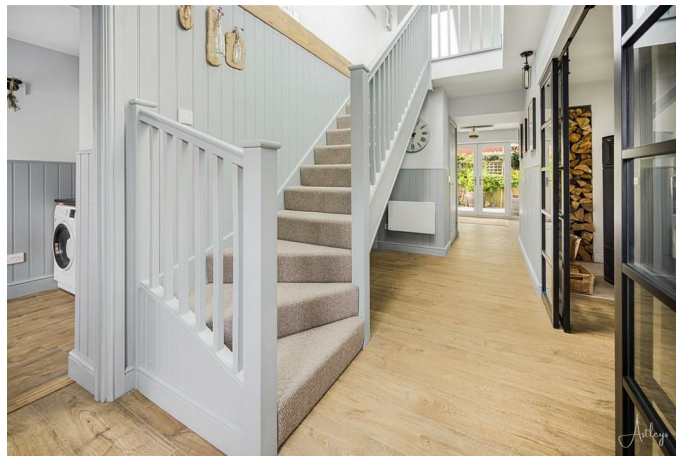


With stairs to the first floor. Two sliding doors to the open plan kitchen/breakfast room. Sliding door to the sitting room. Door to the cloakroom. Door to the lounge. Door to the utility room. Double glazed PVC door to the side.

Hallway



Hallway



Cloakroom 4'2" x 4'4" (1.294 x 1.346)



With a W/C. Wash hand basin. Heated towel rail. Tiled floor. Extractor fan.

Sitting Room 19'7" x 13'0" (5.983 x 3.977)



With a door to the storage cupboard. Radiator. Double glazed windows to the front. Double glazed sliding door to the front.

Sitting Room



Sitting Room



Lounge 16'11" x 17'2" (5.159 x 5.249)



With a set of double glazed windows to the front. Radiator. Feature wood burner set on slate hearth.

Lounge



Lounge



Lounge



Utility Room 6'8" x 7'0" (2.046 x 2.146)

With a double glazed PVC door to the rear. Running work surface incorporating a stainless steel sink and drainer unit. Plumbing for washing machine.

Kitchen/Breakfast Room 30'7" x 23'6" (9.342 x 7.180)



With a double glazed window to the side. Set of double glazed windows to the front. Two sets of double glazed sliding doors to the rear. A beautifully appointed kitchen fitted with a range of base and wall units, running granite worksurface incorporating a stainless steel sink. Integral dishwasher. Integral oven & grill. Space for fridge/freezer. Central breakfast island with a induction hob with extractor hood over. Integral wine cooler. Five infer red ceiling heaters. Feature wood burner.

Kitchen/Breakfast Room



Kitchen/Breakfast Room



Kitchen/Breakfast Room



Kitchen/Breakfast Room



Kitchen/Breakfast Room



Kitchen/Breakfast Room



Kitchen/Breakfast Room



First Floor

Landing



With two Velux roof windows to the side. Loft access. Door to storage cupboard. Door to the bathroom. Doors to bedrooms.

Bathroom 5'6" x 10'10" (1.698 x 3.310)



With a feature frosted port hole window. Well appointed suite comprising; bathtub. Walk in shower. W/C. Wash hand basin. Radiator. Extractor fan.

Bedroom One 20'3" x 16'11" (6.182 x 5.163)



With a set of double glazed French patio doors with double glazed side panels to the rear overlooking the rear garden. Two Velux roof windows to the rear. Door to en-suite. Doors to built in wardrobes. Two infer red ceiling heaters.

Bedroom One



Bedroom One



Bedroom Two 13'6" x 14'3" (4.122 x 4.357)



En-Suite 8'2" x 7'5" (2.506 x 2.273)



With a set of Velux roof windows to the front. Electric radiator. Door to en-suite.

Bedroom Two



With a Velux roof window to the side. A well appointed suite comprising; walk in shower. W/C. Wash hand basin. Extractor fan.

En-Suite 2'11" x 10'6" (0.897 x 3.222)



With a double glazed window to the side. Suite comprising; corner shower cubicle. W/C. Wash hand basin. Spotlights.

En-Suite



Bedroom Three 16'0" x 10'8" (4.883 x 3.254)



With two Velux roof windows to the front. Double glazed windows to the side offering partial sea views. Electric radiator. Door to built in storage cupboard.

Bedroom Three



Bedroom Four 11'11" x 8'9" (3.641 x 2.674)



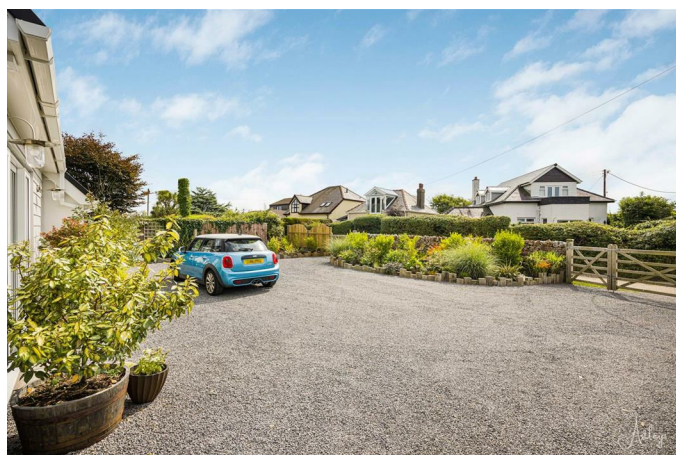
With a Velux roof window to the side offering partial sea views. Electric radiator.

Bedroom Four



External

Front



You have private parking for several vehicles. Side access to the rear garden.

Another Aspect



Another Aspect



Aerial Aspect



Aerial Aspect



Aerial Aspect



Aerial Aspect



Aerial Aspect



Aerial Aspect



Rear

You have a patio seating area with ample room for tables and chairs. Lawned garden home to a variety of flowers, trees and shrubs. Rear garden offers a pleasant countryside outlook. Access to the detached outbuilding.

Rear Garden



Rear Garden



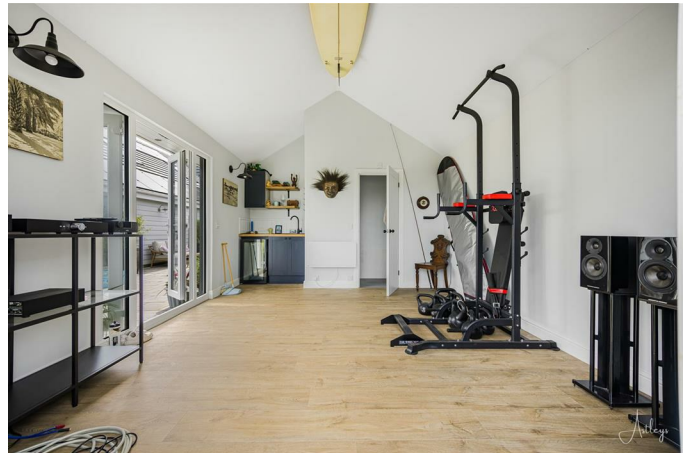
Rear Garden



Rear Garden



Outbuilding 9'10", 2178'5" x 17'1" (3,664 x 5.208)



Rear Garden



Currently used as a gym. Spotlights. Door to the a shower room. Electric radiator. Two sets of double glazed French doors to the rear. Wah hand basin.

Services

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

Council Tax Band

Council Tax Band - G

Tenure

Freehold.

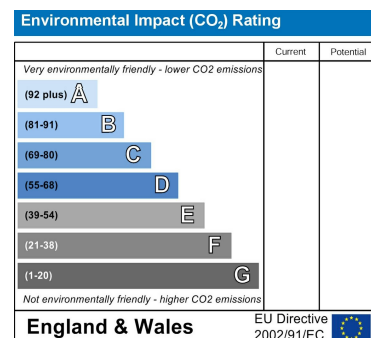
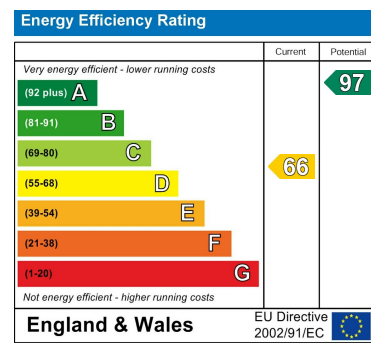
Floor Plan



Area Map



Energy Efficiency Graph



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