



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

Offers Over **£385,000**

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.

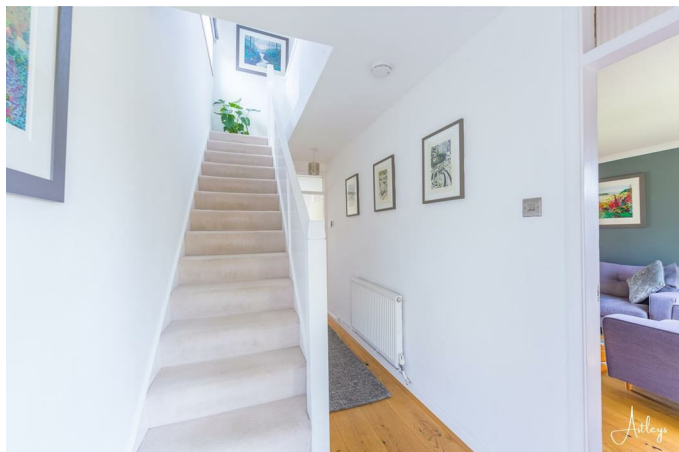
Nestled in the heart of Gower, an Area of Outstanding Natural Beauty (AONB), this beautifully presented home provides easy access to cliff-top walks and the stunning Three Cliffs Bay, just a 10-minute stroll away. The property enjoys excellent village amenities and falls within the catchment areas of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

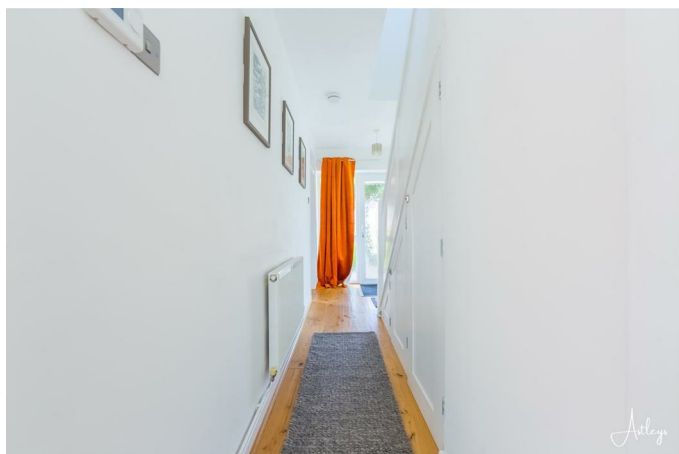
Via a frosted double glazed PVC door with frosted double glazed side panel into the hallway.

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)

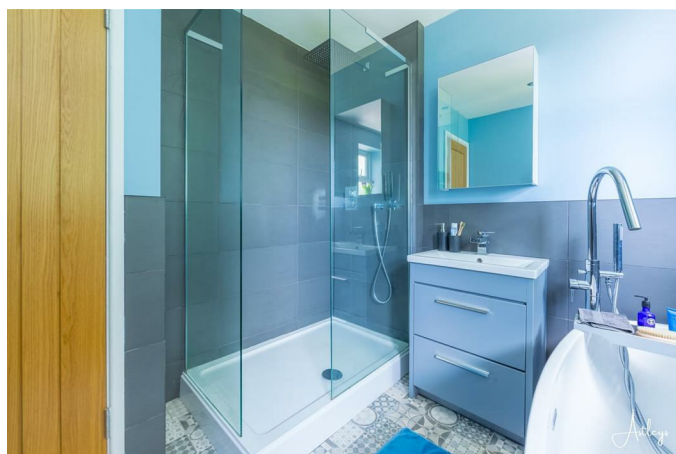


With two frosted double glazed windows to the rear garden. A well appointed modern suite comprising; walk in shower cubicle with oversized shower head above. Free standing bathtub. Low level w/c. Chrome heated towel rail. Wash hand basin. Spotlights.

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



Another Aspect



Aerial Aspect



Aerial Aspect



Aerial Aspect



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



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



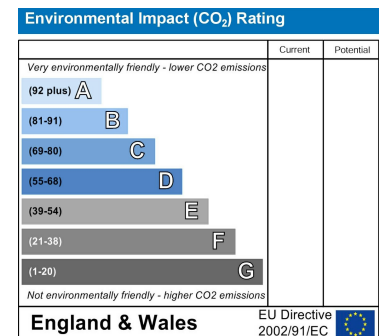
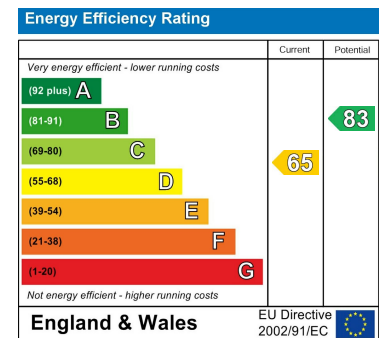
Total area: approx. 106.0 sq. metres (1140.8 sq. feet)

Astleys use all reasonable endeavours to supply accurate property information in line with the consumer protection from unfair trading regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective purchasers and it should not be assumed that property has all the necessary building regulations and planning permissions. Any heating, services and appliances have not been checked or tested. Floor plan is not to scale and is for illustrative purposes only.
Plan produced using PlanIt.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.