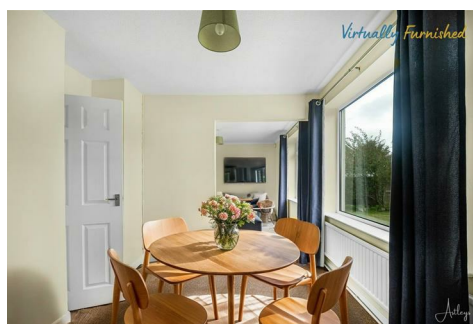




70 Southgate Road, Southgate, Swansea, City & County Of Swansea, SA3 2DH

£585,000

Nestled in the highly sought-after location of Southgate, this spacious five-bedroom detached family home is offered with no onward chain and boasts partial sea views to the rear. Situated on a generous 0.15-acre plot with a floor area of 1833 square feet, this property offers an abundance of space and versatility for modern family living.

Upon entering, you are greeted by a welcoming porch that leads into the hallway. The lounge flows seamlessly into the dining room, creating a perfect space for entertaining or family gatherings. The kitchen provides access to a practical utility/shower room and a convenient cloakroom. The ground floor is further enhanced by a comfortable sitting room and the fifth bedroom, offering flexible living options.

On the first floor, you will find four well-proportioned double bedrooms, a family bathroom, and a separate w.c. The layout is ideal for families of all sizes, providing both privacy and comfort.

Entrance

Via a double glazed PVC door into the porch.

Porch

With a double glazed window to the front. Glazed hardwood door into the hallway.

Hallway



With stairs to the first floor. Radiator. Door to the lounge. Door to the dining room. Door to the kitchen. Door to bedrooms five.

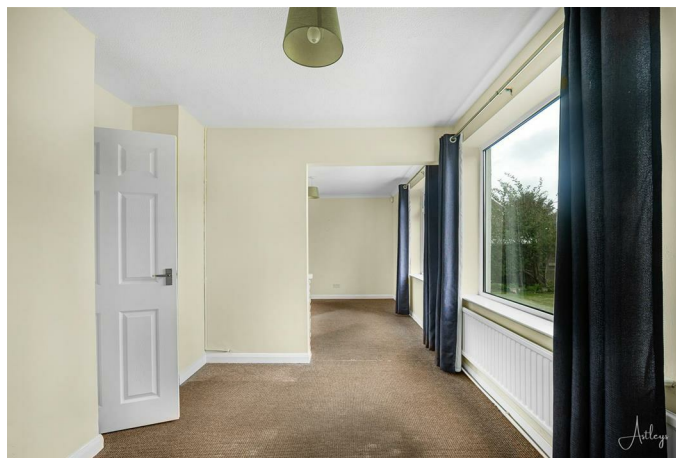
Lounge 22'0" x 12'1" (6.721 x 3.701)



With an opening to the dining room. Set of double glazed windows to the front, side and rear. Two radiators.

Lounge

Dining Room 8'7" x 11'1" (2.641 x 3.386)



With a set of double glazed windows to the rear garden. Radiator.

Kitchen 13'1" x 9'10" (4.013 x 2.999)

With a set of double glazed windows to the rear. Door to the inner hall. Door to the utility/shower room. Radiator. Tiled floor. The kitchen is fitted with a range of base and wall units, running work surface incorporating a stainless steel sink and drainer unit. Four ring hob with extractor hood over. Oven & grill under. Space for fridge/freezer. Integral dishwasher.

Kitchen



Utility/Shower Room 8'6" x 11'7" (2.596 x 3.549)



With a frosted double glazed PVC door to the rear. Double glazed PVC window to the rear. Door to cloakroom. Running work surface incorporating a stainless steel sink and drainer unit. Walk in shower. Plumbing for washing machine.

Cloakroom 5'1" x 2'6" (1.573 x 0.779)

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

Inner Hall

With a frosted double glazed window to the front. Door to the sitting room.

Sitting Room 16'7" x 9'1" (5.077 x 2.777)



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

Bedroom Five 11'5" x 8'5" (3.494 x 2.577)



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

First Floor

Landing

With a frosted double glazed window to the front. Doors to built in storage cupboards. Loft access. Doors to bedrooms. Door to the bathroom. Door to the w/c. Radiator.

Bathroom 7'1" x 7'0" (2.161 x 2.155)



With a frosted double glazed window to the side. Suite comprising; bathtub. Wash hand basin. Radiator. Heated towel rail. Tiled walls.

W/C 6'9" x 2'8" (2.082 x 0.818)

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

Bedroom One 10'0" x 15'6" (3.063 x 4.749)

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

Bedroom One

Bedroom One

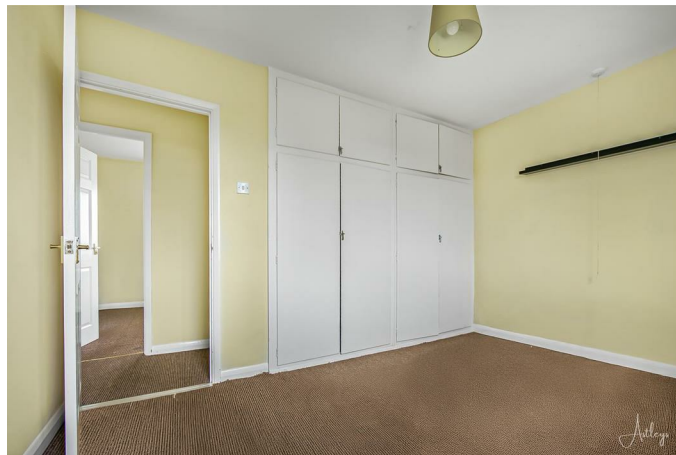


Bedroom Two 12'0" x 10'1" (3.664 x 3.082)



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

Bedroom Two



Bedroom Three 10'2" x 11'2" (3.100 x 3.422)

With a set of double glazed windows to the rear offering partial sea views. Radiator.

Bedroom Four 11'7" x 11'7" (3.546 x 3.550)



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

Bedroom Four



External

Front

You have private parking for two to three vehicles. Lawned garden. Side access to the rear.

Aerial Aspect

Aerial Aspect

Aerial Aspect

Aerial Aspect



Aerial Aspect



Aerial Aspect



Another Aspect



Another Aspect

Rear

You have a patio seating area with ample room for tables and chairs. Lawned garden home to a variety of flowers and shrubs. Side access.

Rear Garden



Rear Garden



Rear Garden

Services

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

Council Tax Band

Council Tax Band - G

Tenure

Freehold.

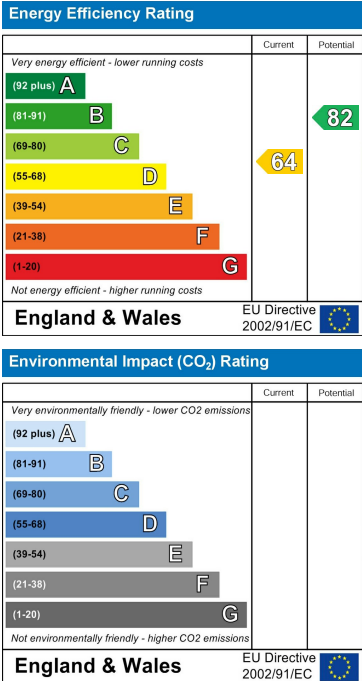
Floor Plan



Area Map



Energy Efficiency Graph



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