



3 Heatherslade Close, Southgate, Swansea, City & County Of Swansea, SA3 2DE

Offers Over £450,000

Nestled in the sought-after Gower location of Heatherslade Close, Southgate, this charming three-bedroom semi-detached property offers a wonderful opportunity for family living. Set on a generous 0.10-acre plot with a floor area of 1545 sq. ft, the accommodation is spacious and versatile.

The ground floor features a welcoming hallway, an integral garage, a flexible garden room which could be used as a fourth bedroom, a comfortable lounge, a well-equipped kitchen, a utility area, and a convenient cloakroom.

Upstairs, you'll find a family bathroom and three well-proportioned bedrooms, offering ample space for a growing family or those needing extra room for guests.

Entrance

Via glazed hardwood door into the reception hall.

Hallway

With a door to inner hall. Door to the integral garage. Door to garden room/bedroom four. Radiator.

Integral Garage 17'4" x 9'0" (5.286 x 2.757)

Via 'up & over' door. Power & light. Plumbing for washing machine. Space for tumble dryer. Space for fridge/freezer.

Garden Room/Bedroom Four 12'2" x 10'11" (3.709 x 3.342)



A versatile room currently used as a reception room. With double glazed window to the rear garden. French double glazed patio doors to the rear. Wall mounted electric heater.

Inner Hall

With stairs to first floor. Doors to lounge/dining room, kitchen/breakfast, utility room & separate w/c. Radiator. Door to understairs storage cupboard.

Lounge 26'5" x 11'8" (8.064 x 3.581)



With two double glazed windows to the front. Two radiators. Feature fireplace housing a wood burner.

Lounge



Lounge



Lounge



Lounge



Kitchen 12'4" x 14'1" (3.774 x 4.317)



With a double glazed window to the rear. Frosted double glazed door to the rear. Kitchen is fitted with a range of base and wall units, running work surface incorporating a sink and drainer unit. Space for cooker. Space for fridge/freezer. Space for dishwasher. Spotlights.

Kitchen



Utility Room 8'10" x 5'9" (2.698 x 1.776)

With a frosted double glazed window to the rear. Plumbing for washing machine. Space for tumble dryer.

Cloakroom 6'1" x 2'8" (1.876 x 0.816)

With frosted double glazed window to the rear. Low level w/c. Wash hand basin. Tiled floor.

First Floor

Landing

With doors to bedrooms, bathroom & airing cupboard. Double glazed window to the rear. Loft access.

Bathroom 8'9" x 7'6" (2.673 x 2.287)



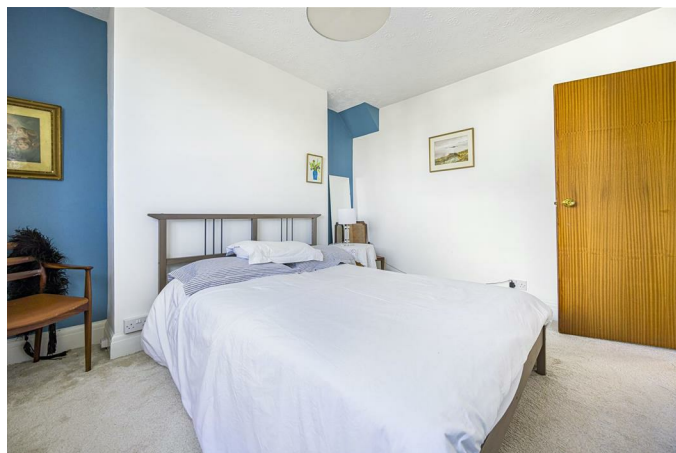
With a set of frosted double glazed window to the rear. Bathroom suite comprising; bathtub, corner shower cubicle. low level w/c, wash hand basin, Radiator. Tiled walls.

Bedroom One 10'5" x 12'4" (3.187 x 3.779)



With double glazed window to the front. Radiator. Doors to built in storage cupboards.

Bedroom One



Bedroom Two 13'9" x 10'11" (4.20 x 3.35)



With double glazed window to the side. Radiator. Doors to built in storage cupboards.

Bedroom Two



Bedroom Three 11'0" x 5'11" (3.368 x 1.820)

With double glazed window to the rear offering a pleasant outlook over the rear garden. Radiator.

External

Aerial Aspect



Aerial Aspect



Aerial Aspect



Front

You have private driveway parking for two to three vehicles leading to integral garage. Level lawned garden. Side access.

Front Garden



Rear Garden



Rear

You have an enclosed rear garden comprising; patio seating area leading to a level lawned garden. Garden is home to a variety of flowers trees & shrubs. Detached garden shed. Garden pond. Detached greenhouse. Side access.

Rear Garden



Rear Garden



Rear Garden



Rear Garden



Services

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

Council Tax Band

Council Tax Band - F

Tenure

Freehold.

Floor Plan

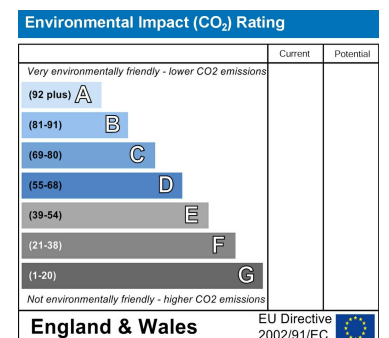
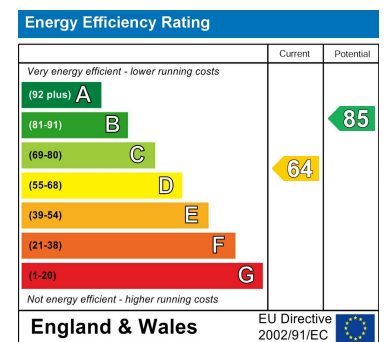


Total area: approx. 1234 sq. metres (2539 sq. feet)

Area Map



Energy Efficiency Graph



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