



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

£450,000

This charming three-bedroom detached family home is located in the highly sought-after Gower village of Southgate, offering a fantastic opportunity for those looking to enjoy coastal living. With an impressive plot size of 0.10 acres and a floor area of 919 ft², this property is sold with no onward chain, making for a smooth and hassle-free purchase.

The ground floor accommodation includes a porch, hallway, cloakroom, lounge, kitchen, and utility room. Upstairs, there are three well-proportioned bedrooms and a bathroom, with bedroom two benefiting from partial sea views to the rear.

Externally, the property features a lawned front garden, driveway parking for two vehicles leading to the garage, and convenient side access. The rear garden is also laid to lawn, providing a private outdoor space, with

Entrance

Via a frosted double glazed PVC door into the porch.

Porch

With a frosted double glazed window to the front. Door to the hallway.

Hallway



With stairs to the first floor. Door to cloakroom. Door to kitchen. Door to lounge. Tiled floor. Radiator.

Cloakroom

With a frosted double glazed window to the side. WC. Wash hand basin. Spotlights.

Lounge 17'1" x 9'5" (5.222 x 2.873)



You have a set of double glazed windows to the rear. Double glazed bay window to the front. Radiator.

Lounge



Kitchen 10'10" x 9'8" (3.305 x 2.958)



With a glazed hardwood window to the utility. Frosted glazed hardwood door to the utility. Tiled floor. Radiator. The kitchen is fitted with a range of base and wall units. Running work surface incorporating a one and a half bowl stainless steel sink and drainer unit. Space for cooker. Space for fridge freezer.

Kitchen



Utility 4'4" x 7'0" (1.330 x 2.151)

You have a frosted double glazed PVC door to the rear. Set of double glazed windows to the rear. Plumbing for washing machine.

First Floor

Landing



You have loft access. Double glazed window to the front. Door to the bathroom. Doors to bedrooms.

Bathroom 6'0" x 6'2" (1.838 x 1.889)



You have a frosted double glazed window to the front. Suite comprising; bathtub. WC. Wash hand basin. Chrome heated towel rail. Tiled floor. Tiled walls.

Bedroom One 10'9" x 11'6" (3.284 x 3.514)



You have a set of double glazed windows to the rear. Radiator.

Bedroom One



Bedroom Two



Bedroom Two 10'11" x 11'5" (3.343 x 3.487)



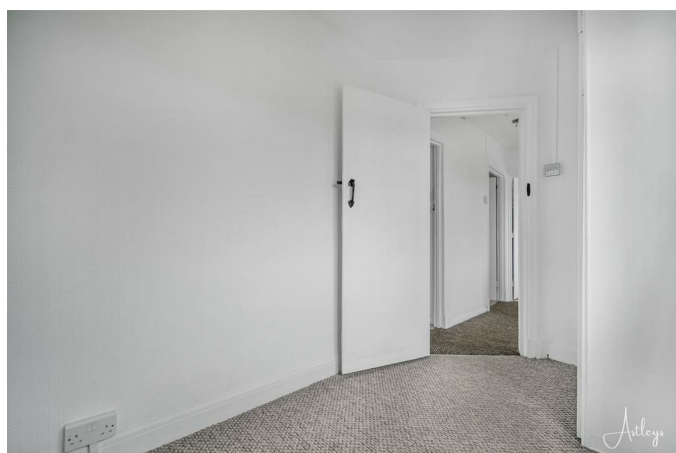
You have a set of double glazed windows to the rear offering partial sea views. Radiator.

Bedroom Three 6'3" x 9'9" (1.928 x 2.980)



With a set of double glazed windows to the front.

Bedroom Three



External

Front



You have driveway parking for two vehicles leading to the garage. Side access. Lawned garden.

Aerial Aspect



Aerial Aspect



Aerial Aspect



Aerial Aspect



Rear Garden



Aerial Aspect



Rear Garden



Garage 22'5" x 9'10" (6.843 x 3.015)

With an electric 'up and over' door.

Rear

You have a lawned garden and a frosted glazed hardwood door into the garage.

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 - E

Tenure

Freehold.

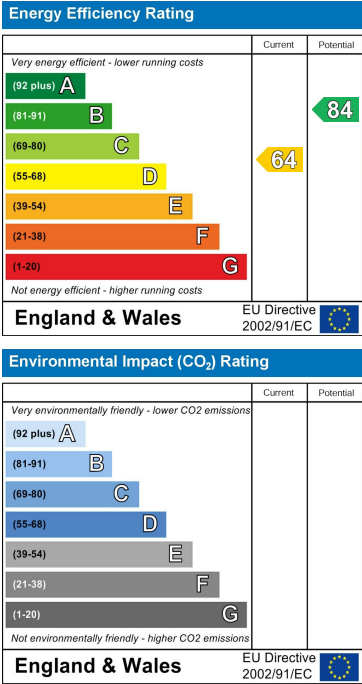
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.