

66 Southgate Road,  
Southgate, Swansea,  
SA3 2DH



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# 66 Southgate Road, Southgate, Swansea, SA3 2DH

Offers Over  
**£420,000**



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 ft<sup>2</sup>, 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 a frosted glazed hardwood door offering access to the garage.

Located just a short distance from breathtaking cliff walks, this home offers an exceptional lifestyle in one of Gower's most desirable locations.





#### 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"

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"

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"

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"

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"

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

#### Bedroom One





**Bedroom Two**

10'11" x 11'5"

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

**Bedroom Two****Bedroom Three**

6'3" x 9'9"

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.

**Another Aspect****Aerial Aspect****Aerial Aspect****Aerial Aspect****Aerial Aspect****Aerial Aspect****Garage**

22'5" x 9'10"

With an electric 'up and over' door.

**Rear**

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

**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 - E

**Tenure**

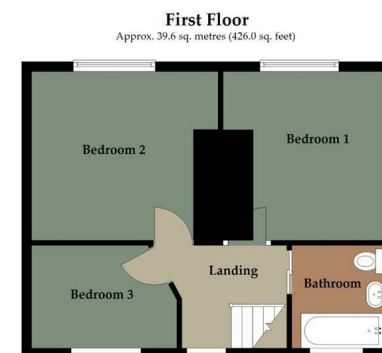
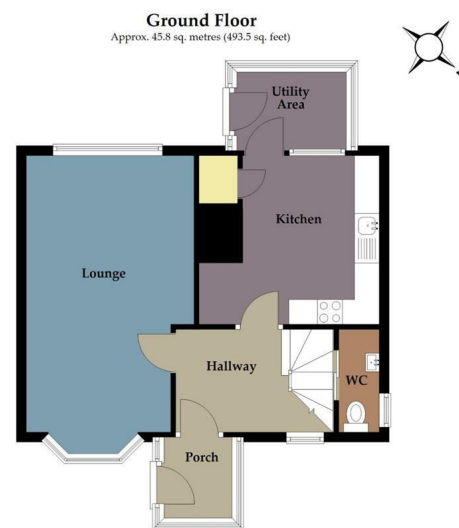
Freehold.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	64	84
England & Wales		
EU Directive 2002/91/EC		



Total area: approx. 85.4 sq. metres (919.5 sq. feet)

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Plan produced using PlanUp.