



25 Southgate Road, Southgate, Swansea, SA3 2BY

Offers Over £600,000

This charming three-bedroom detached family home is located in the highly desirable area of Southgate, perfectly positioned within the Bishopston School catchment area. Offering a generous plot size of 0.12 acres and a well-proportioned floor area of 1248 square feet, the property presents an ideal opportunity for growing families.

The accommodation is thoughtfully arranged across two floors. Upon entering, you are welcomed into a hallway that leads to a convenient cloakroom, a comfortable sitting room, a separate lounge ideal for entertaining, and a well-appointed kitchen. Upstairs, the first floor offers another cloakroom, a family bathroom, and three good-sized bedrooms, providing practical and versatile living space.

Outside, the property benefits from private gated access, driveway parking for multiple vehicles (4+) and a detached garage. The well-maintained garden is mainly laid to lawn and features a delightful mix of flowers,

Entrance

Via a glazed hardwood door into the hallway.

Hallway



With stairs to the first floor. Set of double glazed windows to the front. Door to understairs storage cupboard. Door to cloakroom. Door to sitting room. Door to the lounge. Radiator.

Cloakroom

WC. Wash hand basin. Tiled floor. Heated towel rail.

Sitting Room 9'7" x 8'8" (2.923 x 2.666)



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

Sitting Room



Lounge 12'7" x 22'8" (3.844 x 6.911)



You have a set of double glazed windows to the front and a double glazed bay window to the side. Two radiators. Feature fireplace housing a gas fire set in the fireplace set on stone hearth with stone and wood surround. Door to the kitchen.

Lounge



Kitchen



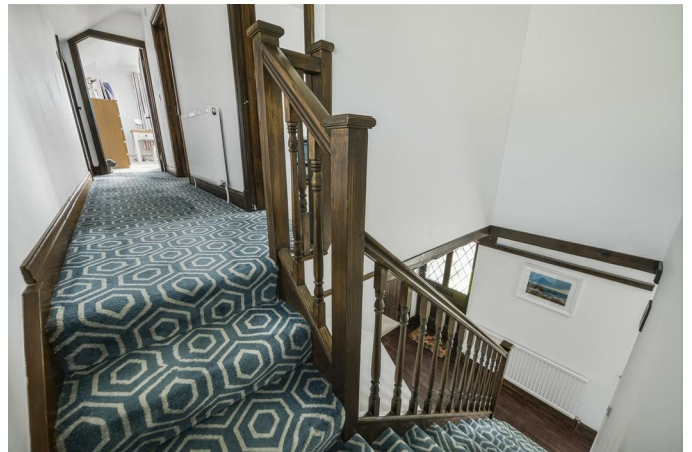
Kitchen 13'3" x 12'0" (4.039 x 3.658)



With a frosted double glazed PVC door to the rear. Set of double glazed windows to the rear and side. Beautifully appointed kitchen fitted with a range of base and wall units. Running quartz work surface incorporating a Belfast sink with a Smeg tap over. Integral fridge. Integral freezer. Integral dishwasher. Integral four ring induction hob with extractor hood over. Integral oven and grill. Integral coffee machine. Microwave. Radiator. Spotlights.

First Floor

Landing



You have a set of double glazed windows to the rear. Radiator. Door to bathroom. Doors to bedrooms. Door to built in storage cupboard. Door to cloakroom.

Cloakroom

WC. Wash hand basin. Heated towel rail.

Bathroom 10'2" x 5'7" (3.103 x 1.711)



Well appointed bathroom suite comprising; bathtub. Corner shower cubicle. WC. Wash hand basin. Heated towel rail. Spotlights. Tiled floor. Tiled walls.

Bathroom



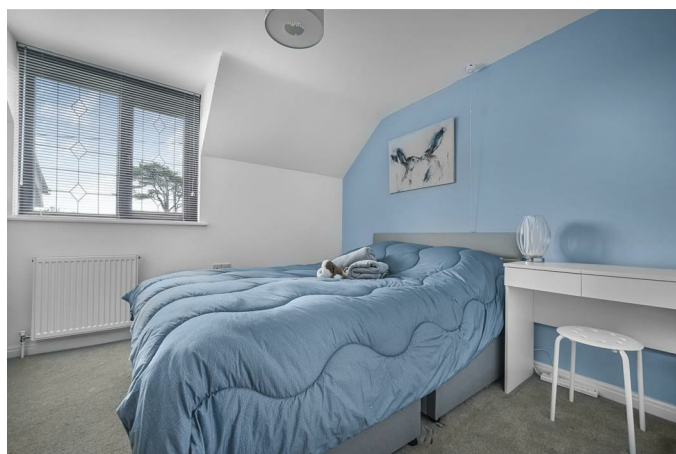
Bedroom One 13'4" x 11'10" (4.076 x 3.629)



You have a set of double glazed windows to the front. Set of double glazed windows to the side. Radiator.

Bedroom One

Bedroom Two 9'7" x 9'10" (2.939 x 3.020)



You have a set of double glazed windows to the front and a radiator.

Bedroom Two

Bedroom Three 10'0" x 12'6" (3.049 x 3.828)



You have a set of double glazed windows to the front and a radiator.

Bedroom Three

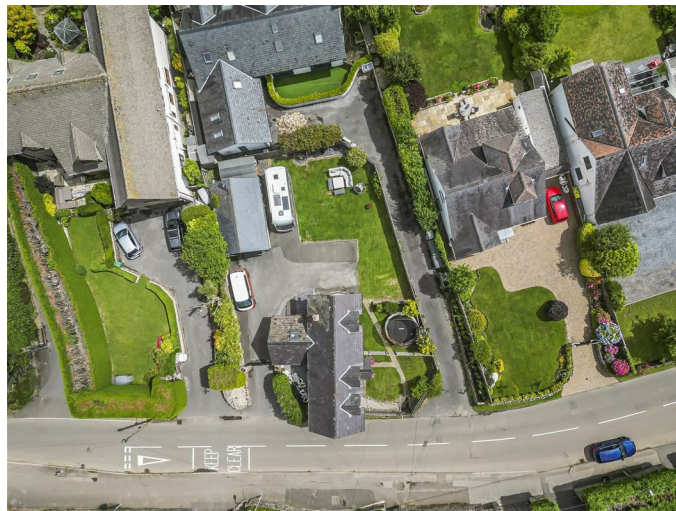
External

You have private gated entry with driveway parking for multiple vehicles leading to a detached garage. Lawned garden home to a variety of flowers, trees & shrubs. Patio seating area with ample room for tables and chairs. Detached greenhouse.

Aerial Aspect



Aerial Aspect



Aerial Aspect



Aerial Aspect



Grounds



Grounds



Grounds



Grounds



Grounds



Grounds



Detached Garage

up an over door. Plumbing for washing machine. Space for tumble dryer. Space for fridge freezer.

Services

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

Council Tax Band

Council Tax Band - G

Tenure

Freehold.

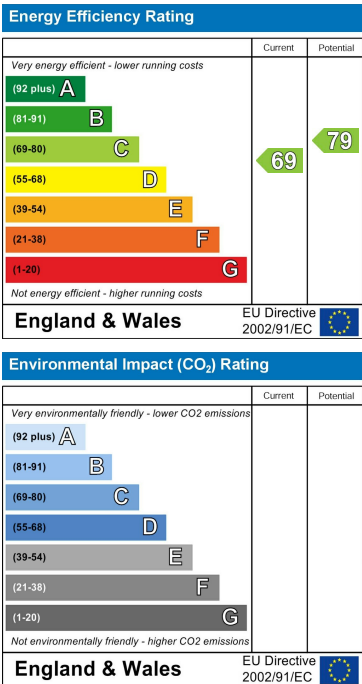
Floor Plan



Area Map



Energy Efficiency Graph



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