



34 Linkside Drive, Southgate, Swansea, SA3 2BR

Offers Over £350,000

Located in the highly desirable area of Linkside Drive, Southgate, this four-bedroom semi-detached home presents an excellent opportunity for buyers looking to create a family residence within walking distance of the stunning Pennard Cliffs and the renowned Three Cliffs Bay. Offered to the market with no onward chain, the property sits within the catchment area for both Pennard Primary School and Bishopston Comprehensive School, making it an ideal choice for families.

The home requires some updating but provides outstanding potential, occupying a plot of 0.09 acres with a generous floor area of 1,848 square feet. The ground floor accommodation comprises a porch, welcoming hallway, lounge, kitchen, utility room, bathroom, study, dining room and a fourth bedroom, offering versatility for modern living. On the first floor there is a cloakroom and three further bedrooms.

Entrance

Via a composite door into the porch.

Porch

With a frosted double glazed PVC door with frosted double glazed side panel into the hallway.

Hallway



With stairs to the first floor. Radiator. Door to the lounge. Door to the kitchen. Door to the bathroom. Door to bedroom four. Door to the dining room. Door to the study. Door to built-in storage cupboard.

Lounge 23'7"x 11'11" (7.212x 3.644)



You have a set of double glazed windows to the front. Set of double glazed windows to the rear. Two radiators. Feature fireplace housing an electric fire.

Lounge



Lounge



Kitchen 8'11" x 9'4" (2.738 x 2.865)



You have a double glazed window to the rear. Frosted double glazed PVC door to the rear. 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. Four ring gas hob with oven and grill under. Extractor hood over. Space for dishwasher. Space for fridge freezer.

Kitchen

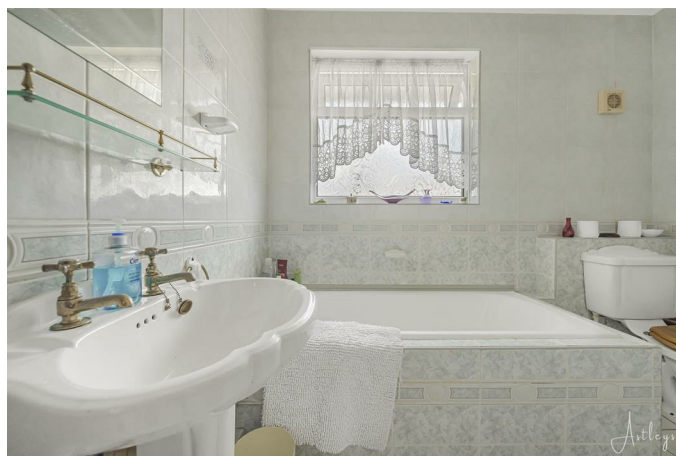


Utility Room 6'5" x 10'9" (1.965 x 3.296)



With a double glazed PVC door to the rear and a set of double glazed windows to the rear. Running work surface incorporating a one and a half bowl stainless steel sink and drainer unit. You have plumbing for washing machine. Tiled floor.

Bathroom 8'6" x 8'9" (2.609 x 2.672)



You have a frosted double glazed window to the rear. Suite comprising bathtub. WC. Corner shower cubicle. Radiator. Wash hand basin. Chrome heated towel rail. Tiled floor. Tiled walls.

Bedroom Four 11'3" x 8'11" (3.439 x 2.739)



With a double glazed window to the front. Radiator.

Bedroom Four



Dining Room 11'9" x 11'7" (3.605 x 3.543)



With a double glazed window to the front and a radiator.

Dining Room



Study 11'11" x 10'6" (3.649 x 3.215)



With a double glazed window to the rear and doors to built in wardrobe.

Study



First Floor

Landing



You have a set of double glazed windows to the front. Doors to eaves storage. Doors to bedrooms. Door to WC.

Landing



WC 4'2" x 5'0" (1.288 x 1.536)



With a frosted double glazed window to the side. Suite comprising; low level WC. Wash hand basin. Tiled floor. Tiled walls.

Bedroom One 10'10" x 9'8" (3.313 x 2.952)



You have a set of double glazed windows to the front. Radiator. Doors to built in wardrobes.

Bedroom One



Bedroom Two 9'0" x 10'5" (2.750 x 3.200)



You have a set of double glazed windows to the front. Radiator. Doors to built in wardrobes. Corner shower cubicle.

Bedroom Two



Bedroom Three 9'11" x 7'9" (3.040 x 2.372)



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

External

Front



You have a low-maintenance patio garden, home to a variety of flower pots and shrubs. Private driveway parking for one vehicle, with private gated entry into the carport with parking for a further two vehicles.

Carport



Rear



You have a block paviour area with ample room for tables and chairs which in turn leads down to a lawned garden. The rear garden is bordered by fencing and home to a variety of flowers, trees and shrubs. Detached garden shed. Detached outbuilding and summer house.

Rear



Rear



Rear



Rear



Summer House 7'4" x 7'11" (2.239 x 2.421)



Power & light. French doors. Double glazed window to the side.

Services

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

Council Tax Band

Council Tax Band - E

Tenure

Freehold.

Aerial Aspect



Aerial Aspect



Aerial Aspect



Aerial Aspect



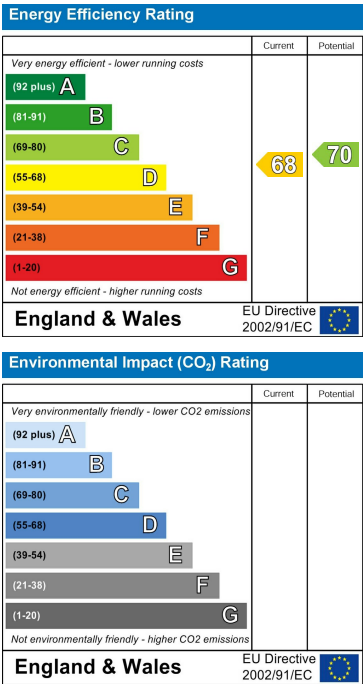
Floor Plan



Area Map



Energy Efficiency Graph



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