



## 33 Three Cliffs Drive, Southgate, Swansea, SA3 2BN

**£450,000**

Situated in the sought-after location of Three Cliffs Drive, Southgate, this spacious four bedroom semi-detached home is offered to the market with no onward chain. Set within walking distance of the stunning Pennard Cliffs and the award-winning Three Cliffs Bay, the property enjoys both a generous plot of 0.14 acres and an internal floor area of approximately 2,120 square feet. It also lies within the catchment area for the highly regarded Pennard Primary School and Bishopston Comprehensive School, making it a desirable choice for families.

The ground floor accommodation comprises a welcoming porch and hallway, a comfortable lounge, a separate dining room, and a garden room offering views of the rear garden. The kitchen provides access to a practical utility room, shower room, and the integral garage. To the first floor there are three well-proportioned bedrooms along with the family bathroom, while the second floor is home to bedroom four, a charming space with lovely views.



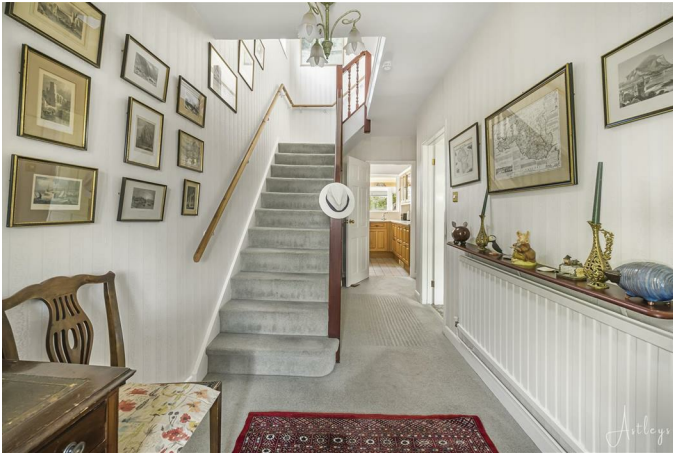
### Entrance

Via a frosted double glazed PVC door into the porch.

### Porch

With a double glazed window to the front. Radiator. Tiled floor. Frosted glazed hardwood door into the hallway.

### Hallway



With stairs to the first floor. Radiator. Door to the lounge. Door to the kitchen. Door to the dining room.

### Lounge 12'10" x 12'6" (3.925 x 3.830 )



You have a set of double glazed windows to the front. Radiator. Feature fireplace housing a gas fire set on tiled hearth.

### Lounge



### Dining Room 12'4" x 11'3" (3.777 x 3.432 )



Leading into the garden room. Radiator.

### Dining Room



### Garden Room 12'0" x 18'0" (3.682 x 5.502 )



You have a set of double glazed windows to the rear garden. Set of double glazed French doors to the rear garden. Tiled floor.

#### Garden Room



### Kitchen 7'11" x 9'5" (2.417 x 2.888)



You have a set of double glazed windows to the rear. Opening to the inner hall. The kitchen is fitted with a range of base and wall units, running work surface incorporating a stainless steel sink and drainer unit. Neff four ring hob. Integral fridge/freezer. Integral Neff oven, grill and microwave. (All white goods are included in the sale) Tiled floor.

#### Kitchen



#### Inner Hall

You have a door to the integral garage. Door to the shower room. Opening to the utility room.

#### Integral Garage 18'4" x 8'2" (5.599 x 2.509 )

With an electric 'up and over' door. Power and light. Small workshop to the rear of the garage.

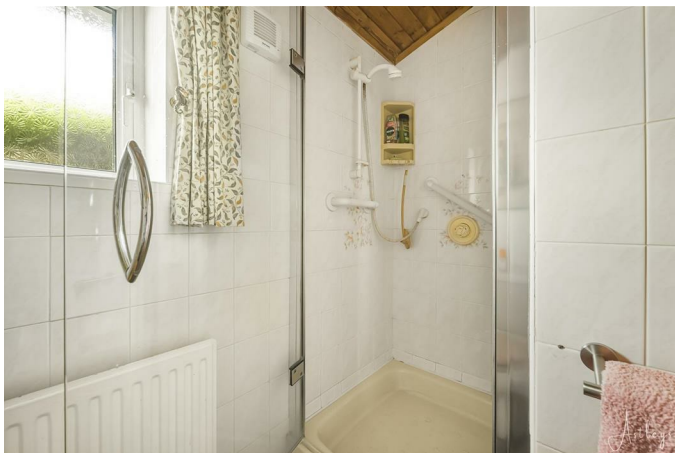


### Shower Room 7'10" x 6'2" (2.395 x 1.896 )



You have a frosted double glazed window to the side. Suite comprising; corner shower cubicle. WC. Wash hand basin. Radiator. Tiled floor. Tiled walls. Extractor fan.

### Shower Room



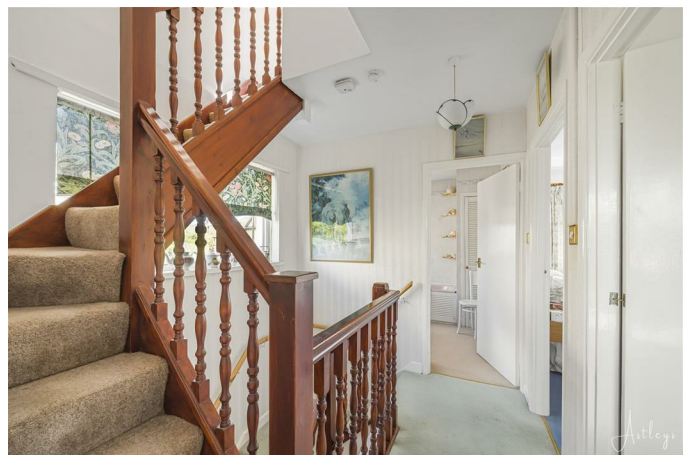
### Utility Room 9'11" x 10'0" (3.027 x 3.051 )



You have a set of double glazed windows to the rear. Double glazed stable door to the rear. Running work surface incorporating a stainless steel sink and drainer unit. Plumbing for washing machine. Radiator.

### First Floor

### Landing



You have a double glazed window to the side. Stairs leading up to bedroom four. Door to the bathroom. Doors to bedrooms one, two and three.



**Bathroom 7'7" x 7'11" (2.327 x 2.431 )**



You have a set of frosted double glazed windows to the side. Suite comprising; bathtub. WC. Wash hand basin. Radiator. Door to built-in storage cupboard. Tiled walls.

**Bathroom**



**Bedroom One 12'9" x 11'5" (3.911 x 3.498 )**



You have a double glazed window to the front. Radiator. Doors to built-in wardrobe.

**Bedroom One**





**Bedroom Two 12'1" x 11'11" (3.701 x 3.635 )**



With a double glazed window to the rear. Radiator. Doors to built-in wardrobe.

**Bedroom Two**



**Bedroom Three 7'11" x 7'8" (2.430 x 2.339 )**



You have a double glazed window to the front and a radiator.

**Bedroom Three**



**Second Floor**

**Landing**

With an opening to bedroom four.



### Bedroom Four 14'8" x 11'9" (4.485 x 3.600 )



You have two Velux windows to the rear offering a pleasant countryside outlook over Sandy Lane. Opening to eaves storage.

### Bedroom Four



### External

### Another Aspect



### Aerial Aspect



### Aerial Aspect





### Aerial Aspect



### Aerial Aspect



### Aerial Aspect



### Front

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

the rear. Lawned garden home to a variety of trees and shrubs.

### Rear



You have a patio seating area with room for tables and chairs, which in turn leads up to a lawned garden. The Lawned garden is home to a variety of flowers, trees and shrubs. Further steps leading up to a further lawned garden which is again home to a variety of flowers, trees and shrubs. Detached greenhouse. Detached garden shed. Apple tree and raised flower beds.

### Rear





Rear



Rear



Rear



Rear



Rear



**Services**

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

**Council Tax Band**

Council Tax Band - E

**Tenure**

Freehold.



## Floor Plan



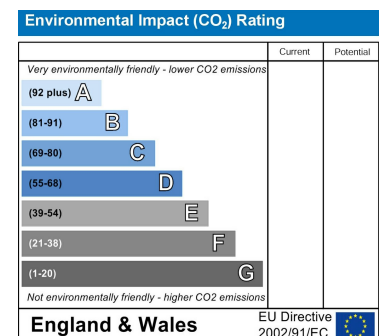
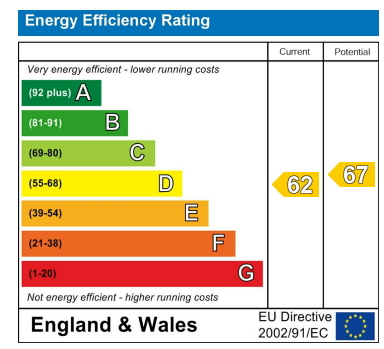
Total area: approx. 197.0 sq. metres (2120.5 sq. feet)

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## Area Map



## Energy Efficiency Graph



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