

26 Burrows Close,  
Southgate, Swansea,  
SA3 2AH

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# 26 Burrows Close, Southgate, Swansea, SA3 2AH

Offers In Excess Of  
**£450,000**



Welcome to Burrows Close, Southgate – a prestigious Gower location where tranquility meets convenience. Nestled on a generous plot of 0.06 acres, this detached four-bedroom family home is a haven of comfort and style. With a spacious floor area of 1415 FT<sup>2</sup>, this residence provides ample space for every family member to enjoy.

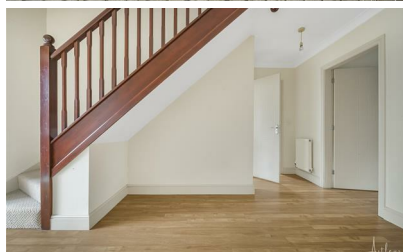
As you step through the entrance, you are greeted by a welcoming hallway that sets the tone for the elegance that permeates throughout the property. The ground floor features a cloakroom for added convenience, a dedicated dining room for family gatherings, a study for those who work from home, a well-appointed kitchen that will inspire your culinary creativity, and a lounge that seamlessly flows into a charming conservatory. This thoughtful layout ensures that every corner of the home is designed for both functionality and aesthetic appeal.

Ascend to the first floor, where a tastefully designed bathroom awaits, offering a luxurious retreat after a long day. The accommodation continues with four bedrooms, each meticulously crafted to provide comfort and privacy. The master bedroom boasts an en-suite, adding a touch of opulence to your everyday routine.

Burrows Close, Southgate, is renowned for its sought-after location, providing a perfect blend of tranquility and accessibility. Residents enjoy proximity to local amenities, schools, and the stunning natural beauty of the Gower Peninsula.

This exceptional family home in Burrows Close represents a unique opportunity to experience the best of Gower living. Impeccably designed and maintained, it invites you to create lasting memories in a residence where every detail has been carefully considered.





#### Entrance

Via a hardwood door into the hallway.

#### Hallway

With stairs to the first floor. Door to the dining room. Door to the lounge. Door to the kitchen. Door to the cloakroom. Door to the study. Two radiators.

#### Cloakroom

5'11" x 3'0"

You have a frosted double glazed window to the side. Low level WC. Wash hand basin. Radiator. Extractor fan.

#### Dining Room

9'8" x 9'5"

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

#### Study

9'11" x 6'8"

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

#### Lounge

16'6" x 10'7"

You have a set of double glazed windows to the rear. Set of double glazed French doors to the rear. Two radiators.

#### Lounge

#### Lounge

#### Kitchen

11'8" x 13'5"

You have a set of double glazed windows to the rear. Door to the utility room. 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. Integral dishwasher. Space for fridge. Space for freezer. Radiator. Spotlights.

#### Kitchen

#### Kitchen

#### Utility Room

5'1" x 6'4"

With a frosted double glazed PVC door to the side. Running work surface incorporating a stainless steel sink and drainer unit. Plumbing for washing machine. Radiator. Extractor fan.

#### First Floor

#### Landing

You have loft access. Radiator. Door to bathroom. Doors to bedrooms. Door to airing cupboard.

#### Bathroom

5'11" x 10'2"

You have a frosted double glazed window to the side. Bathroom suite comprising: bathtub. Corner shower cubicle. WC. Wash hand basin. Radiator. Spotlights. Extractor fan.

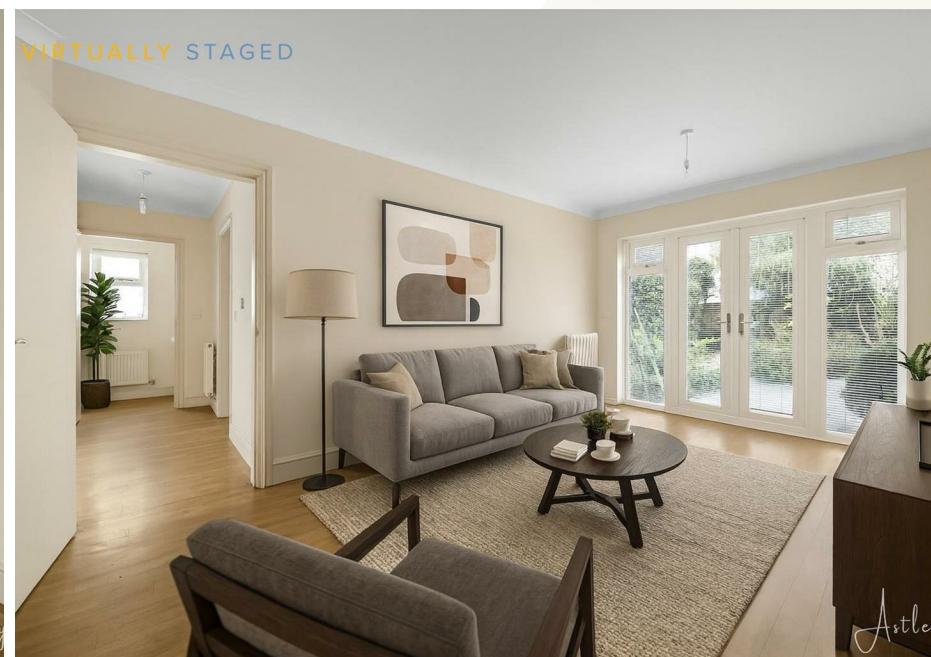
#### Bathroom

#### Bedroom One

13'9" x 11'0"

You have a set of double glazed windows to the rear. Radiator. Doors to built-in wardrobe. Door to en suite.

#### Bedroom One





**En-Suite**

3'11" x 8'2"

With a corner shower cubicle. WC. Wash hand basin. Radiator. Spotlights. Extractor fan.

**Bedroom Two**

8'10" x 14'0"

With a set of double glazed windows to the front. Radiator.

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

9'4" x 13'4"

With a set of double glazed windows to the rear. Radiator.

**Bedroom Three****Bedroom Four**

11'10" x 7'0"

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

**Bedroom Four****External****Another Aspect****Aerial Aspect****Aerial Aspect****Aerial Aspect****Front**

You have a shared driveway with parking for two vehicles leading to the garage.

**Garage**

With an 'up & over' door.

**Rear**

You have a block paviour garden with room for tables and chairs. Home to a variety of flowers, trees and shrubs. Side access on both sides of the property.

**Rear****Rear****Rear****Rear****Services**

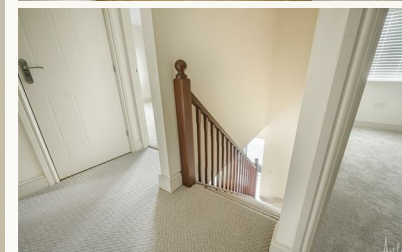
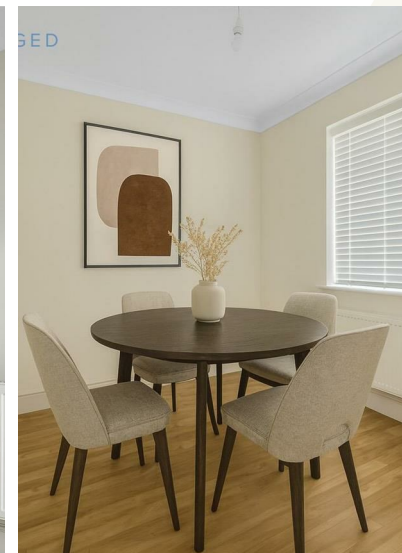
Mains electric. Mains sewerage. Mains water. Broadband type - superfast fibre. Mobile phone coverage available with EE, O2 & Vodafone.

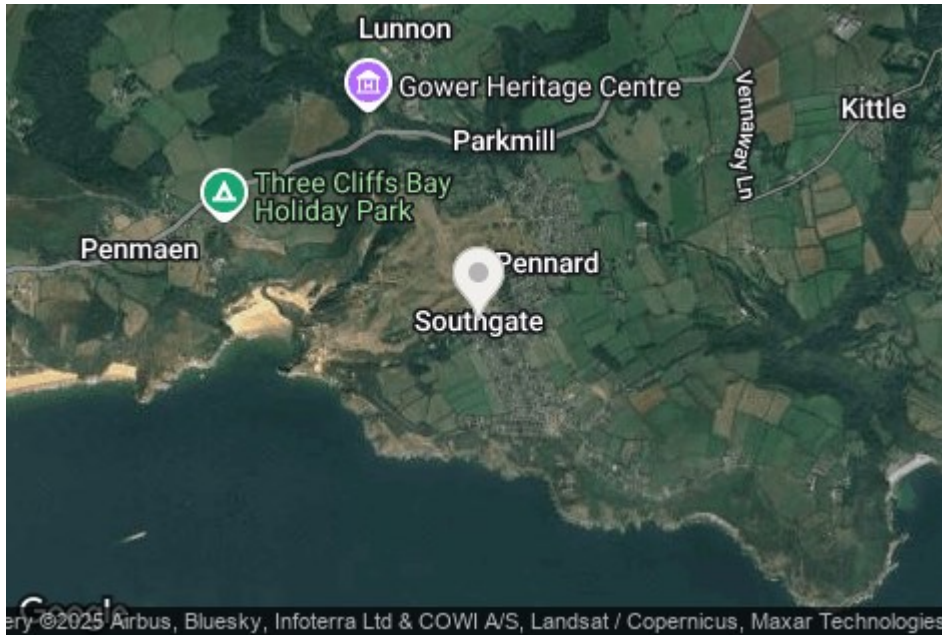
**Council Tax Band**

Council Tax Band - G

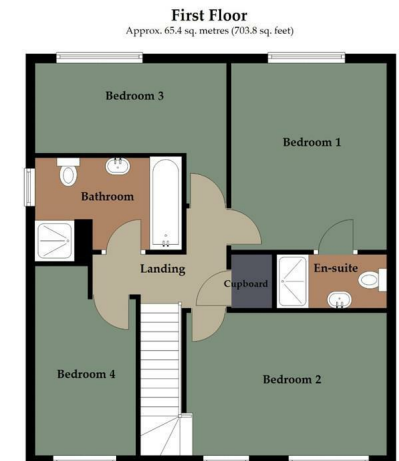
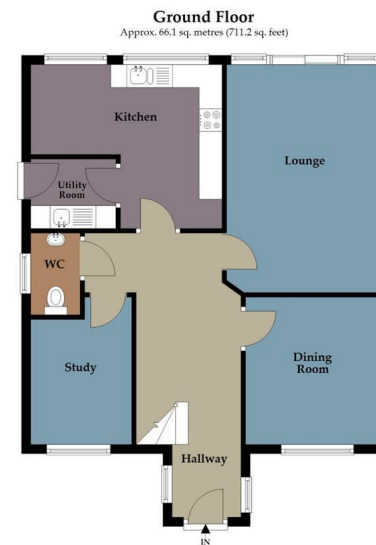
**Tenure**

Freehold.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total area: approx. 131.5 sq. metres (1415.0 sq. feet)

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Plan produced using PlanIt.