



28a Southgate Road, Southgate, Swansea, City & County Of Swansea, SA3 2BY

£950,000

Discover the epitome of family living in this impressive four-bedroom detached home, ideally located on the highly sought-after Southgate Road in Southgate. Nestled on a substantial plot of 0.31 acres, this property offers an expansive floor area of 3,088 sq ft and is being sold with no onward chain, making it a perfect move-in-ready opportunity.

The versatile ground floor layout begins with a welcoming hallway, leading to a spacious lounge perfect for relaxation. Adjacent is a bright conservatory that floods the space with natural light, providing an ideal spot for enjoying the views of the garden. The formal dining room is perfect for hosting family dinners, while the well-equipped kitchen offers plenty of space for culinary creativity. A utility room adds convenience, and the cloakroom is perfect for guests. Two of the four double bedrooms are located on this floor, including one with a large walk-in wet room, making it ideal for multi-generational living or guests.

Entrance

Via a double glazed PVC door with double glazed side panels into the hallway.

Hallway



With stairs to the first floor. Double glazed window to the front. Radiator. Door to the cloakroom. Door to the utility room. Door to the kitchen. Door to the dining room. Door to the lounge. Doors to bedrooms three and four.

Hallway



Cloakroom 6'0" x 7'11" (1.845 x 2.425)

With a frosted double glazed window to the front. W/C. Wash hand basin. Tiled floor. Tiled walls. Chrome heated towel rail. Doors to built in storage.

Utility Room 8'3" x 6'10" (2.525 x 2.101)

With a double glazed window to the front. Radiator. Tiled floor. Running work surface incorporating a sink and drainer unit. Space for fridge/freezer.

Kitchen 27'11" x 12'8" (8.531 x 3.877)



With a set of double glazed windows to the front. Double glazed bay window to the rear. Double glazed window to the side. Double glazed PVC door to the side. Radiator. The kitchen is well appointed and fitted with a range of base and wall units, running quartz work surface incorporating a four ring Neff gas hob with extractor hood over. Oven & grill under. Rayburn Cooker. Integral dishwasher. Ceramic sink with mixer tap over. Integral fridge. Integral dishwasher.

Kitchen



Kitchen



Dining Room 15'2" x 10'5" (4.643 x 3.186)



With a door to the kitchen. Double glazed French doors to the rear. Radiator.

Kitchen



Lounge 25'9" x 15'4" (7.866 x 4.688)



With a double glazed window to the rear. Three radiators. Gas fire set on marble hearth. Doors to the conservatory.

Kitchen



Conservatory 14'6" x 12'11" (4.429 x 3.946)



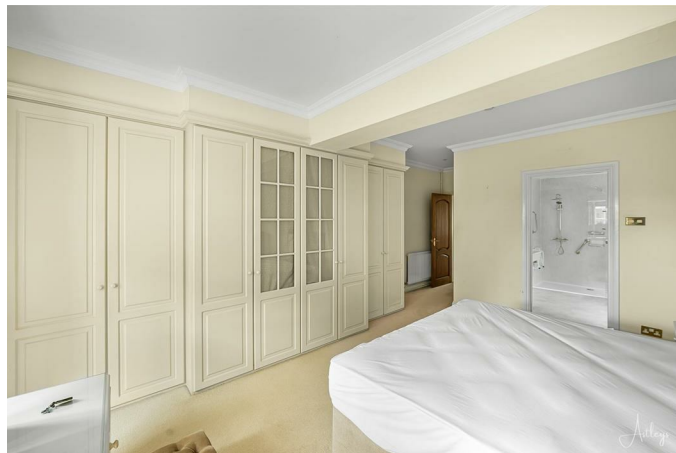
With two sets of double glazed doors to the rear. Double glazed windows to the rear. Tiled floor.

Bedroom Three 22'3" x 14'2" (6.797 x 4.323)



With a double glazed bay window to the rear. Door to the en-suite wet room. Two radiators. Doors to built in wardrobes.

Bedroom Three



En-Suite Wet Room 10'11" x 10'0" (3.347 x 3.061)



With a frosted double glazed window to the side. Well appointed suite comprising; Large walk in shower with oversized shower head above. W/C. Two wash hand basins. Radiator. Tiled walls. Spotlights. Extractor fan.

Bedroom Four 13'7" x 13'3" (4.156 x 4.058)



With a double glazed bay window to the front. Two radiators. Doors to built in wardrobes.

First Floor

Landing



With a double glazed window to the front. Door to the study. Doors to bedrooms. Door to storage area. Radiator.

Study 8'3" x 9'10" (2.539 x 3.017)

With doors to built in storage cupboards. Radiator. Spotlights.

Bedroom One 20'5" x 12'8" (6.234 x 3.886)



With a double glazed window to the front. Double glazed window to the rear offering countryside views. Door to en-suite. Two radiators.

En-Suite 9'2" x 8'4" (2.807 x 2.541)



With a double glazed window to the rear. Suite comprising; corner bathtub. Corner shower cubicle. W/C. Wash hand basin. Tiled walls. Spotlights. Extractor fan.

Bedroom Two 18'3" x 13'2" (5.587 x 4.034)



With a double glazed window to the side. Radiator. Spotlights. Doors to built in wardrobes. Door to en-suite.

En-Suite 8'1" x 8'4" (2.488 x 2.552)



With a double glazed window to the rear. Suite comprising; bathtub. Corner shower cubicle. W/C. Wash hand basin. Tiled walls. Spotlights. Extractor fan. Radiator.

External

Front



You have an electric gate which leads onto the private driveway parking for several vehicles. Side access to the rear. Access to the double garage. Doors to storage areas.

Detached Double Garage 18'11" x 21'1" (5.773 x 6.427)

With an electric 'up & over' door. Power and light.

Aerial Aspect



Aerial Aspect



Rear

You have a raised patio seating area with ample room for tables and chairs, ideal for al fresco dining. Steps leading down to a lawned garden. Rear garden is home to a variety of flowers, trees and shrubs.

Rear Garden



Rear Garden



Rear Garden



Rear Garden



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 - H

Tenure

Freehold.

Floor Plan



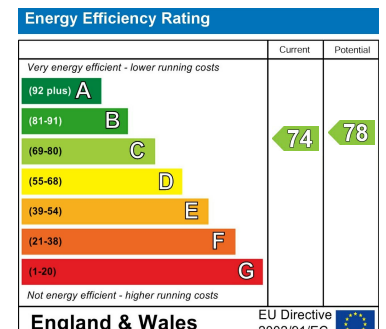
Total area: approx. 287.9 sq metres (3089.7 sq feet)

Additional details and information through an expert energy assessment to be undertaken by a qualified energy assessor. The Energy Performance Certificate (EPC) is a legal requirement for all properties in the UK. The EPC is a key factor in the decision-making process for potential buyers and tenants. It provides information on the energy efficiency of the property and the potential for energy saving measures. The EPC is valid for 10 years and is available for free on request. For more information, please contact your estate agent.

Area Map



Energy Efficiency Graph



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