

72 Linkside Drive,
Southgate, Swansea,
SA3 2BS



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Price

£295,000



Positioned within the sought after village of Southgate on the Gower Peninsula, this detached bungalow enjoys a setting shaped by coastline, countryside and a strong community atmosphere. Coastal walks and beaches including Three Cliffs Bay are close by, while local cafés, village amenities and well regarded schools add to the appeal of everyday life here.

Occupying a generous plot of approximately 0.11 acres, the property offers well balanced accommodation extending to around 969 square feet. A welcoming porch leads into the hallway, with a bright lounge, dining room and kitchen arranged to create an easy and comfortable flow throughout. Three bedrooms and a family bathroom complete the layout.

Outside, the property continues to impress with private driveway parking for several vehicles leading to the garage, alongside a lawned front garden. To the rear, a patio seating area opens onto further lawned gardens with a detached shed and greenhouse, providing plenty of outdoor space to enjoy and potential for keen gardeners.

A home that combines the ease of single storey living with the lifestyle appeal of the Gower coastline.



Entrance

Via a frosted double glazed PVC door with frosted double glazed side panel into the porch.

Porch

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

Hallway

With a door to the lounge. Door to the kitchen. Door to the bathroom. Doors to bedrooms. Radiator.

Lounge

15'7" x 12'0"

With a set of double glazed windows to the front. You have a feature fireplace and a door to the dining room. Radiator.

Dining Room

8'8" x 10'6"

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

Kitchen

9'11" x 11'11"

With a set of double glazed windows to the side. Frosted double glazed PVC door into the rear porch. Kitchen itself is fitted with a range of base and wall units. Running work surface incorporating a stainless steel sink and drainer unit. Space for cooker. Plumbing for washing machine. Space for fridge freezer. Door to storage cupboard.

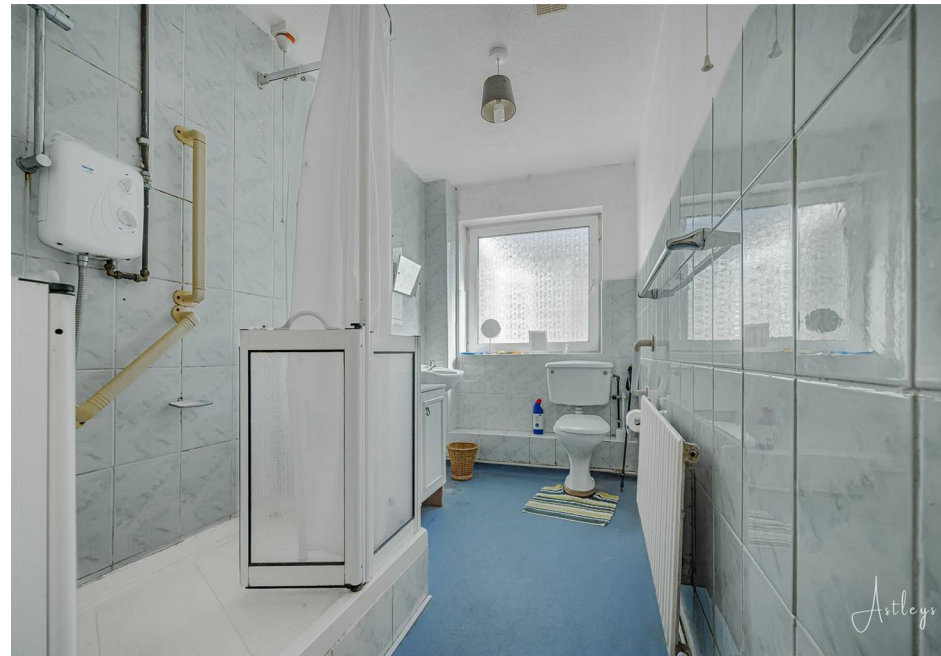
Rear Porch

Frosted glazed window to the side. Frosted glazed hardwood door to the rear.

Bathroom

10'6" x 5'7"

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



Bedroom One

12'0" x 10'1"

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

Bedroom Two

9'0" x 11'10"

Set of double glazed windows to the rear. Radiator.

Bedroom Three

9'0" x 8'9"

Set of double glazed windows to the side. Radiator.

External**Aerial Aspect****Front**

You have private driveway parking for several vehicles leading to the garage. Lawned garden. Side access to the rear.

Garage

17'1" x 8'5"

With a glazed window to the rear. Power & light. Corner shower cubicle.

Rear

Patio seating area with room for tables and chairs which in turn leads to a lawned garden. Detached garden shed. Gate to a further section of the garden which is currently housing a greenhouse. Lawned garden and a door to the gear.

Services

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

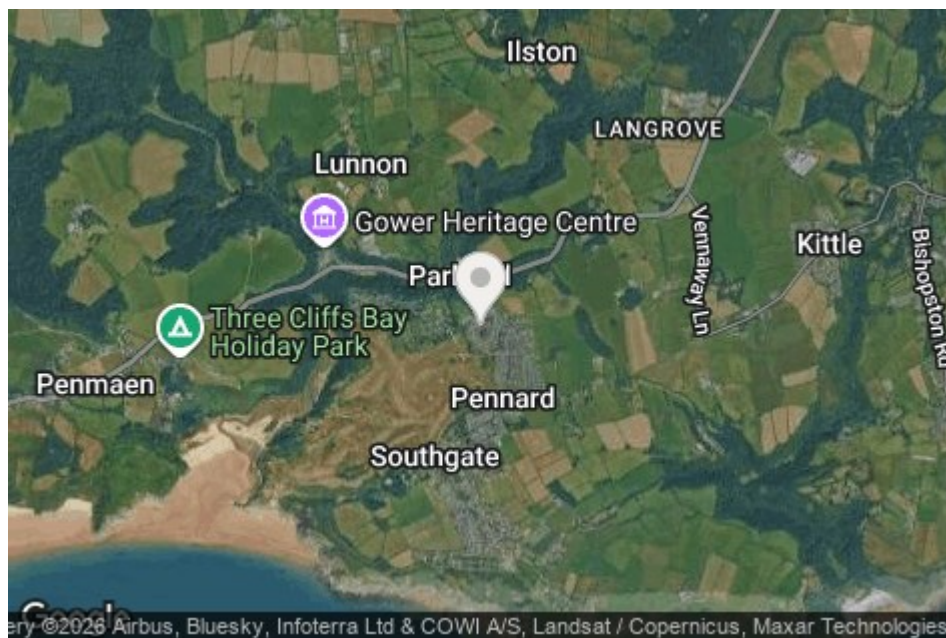
Council Tax Band

Council Tax Band - E

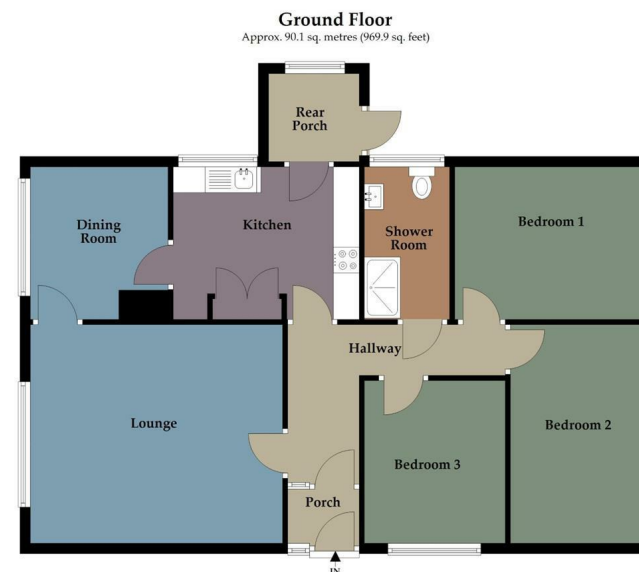
Tenure

Freehold.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	85
England & Wales		
EU Directive 2002/91/EC		



Total area: approx. 90.1 sq. metres (969.9 sq. feet)

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Plan produced using PlanUp.