

66 Southgate Road,  
Southgate, Swansea,  
SA3 2DH

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# 66 Southgate Road, Southgate, Swansea, SA3 2DH

Offers Over  
**£399,999**



This charming three-bedroom detached family home is located in the highly sought-after Gower village of Southgate, offering a fantastic opportunity for those looking to enjoy coastal living. With an impressive plot size of 0.10 acres and a floor area of 919 ft<sup>2</sup>, this property is sold with no onward chain, making for a smooth and hassle-free purchase.

The ground floor accommodation includes a porch, hallway, cloakroom, lounge, kitchen, and utility room. Upstairs, there are three well-proportioned bedrooms and a bathroom, with bedroom two benefiting from partial sea views to the rear.

Externally, the property features a lawned front garden, driveway parking for two vehicles leading to the garage, and convenient side access. The rear garden is also laid to lawn, providing a private outdoor space, with a frosted glazed hardwood door offering access to the garage.

Located just a short distance from breathtaking cliff walks, this home offers an exceptional lifestyle in one of Gower's most desirable locations.



#### **Entrance**

Via a frosted double glazed PVC door into the porch.

#### **Porch**

With a frosted double glazed window to the front. Door to the hallway.

#### **Hallway**

With stairs to the first floor. Door to cloakroom. Door to kitchen. Door to lounge. Tiled floor. Radiator.

#### **Cloakroom**

With a frosted double glazed window to the side. WC. Wash hand basin. Spotlights.

#### **Lounge**

17'1" x 9'5"

You have a set of double glazed windows to the rear. Double glazed bay window to the front. Radiator.

#### **Lounge**

#### **Kitchen**

10'10" x 9'8"

With a glazed hardwood window to the utility. Frosted glazed hardwood door to the utility. Tiled floor. Radiator. 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. Space for cooker. Space for fridge freezer.

#### **Kitchen**

#### **Utility**

4'4" x 7'0"

You have a frosted double glazed PVC door to the rear. Set of double glazed windows to the rear. Plumbing for washing machine.

#### **First Floor**

#### **Landing**

You have loft access. Double glazed window to the front. Door to the bathroom. Doors to bedrooms.

#### **Bathroom**

6'0" x 6'2"

You have a frosted double glazed window to the front. Suite comprising; bathtub. WC. Wash hand basin. Chrome heated towel rail. Tiled floor. Tiled walls.

#### **Bedroom One**

10'9" x 11'6"

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

#### **Bedroom One**



**Bedroom Two**

10'11" x 11'5"

You have a set of double glazed windows to the rear offering partial sea views. Radiator.

**Bedroom Two**

**Bedroom Three**

6'3" x 9'9"

With a set of double glazed windows to the front.

**Bedroom Three**

**External**

**Front**

You have driveway parking for two vehicles leading to the garage. Side access. Lawned garden.

**Another Aspect**

**Aerial Aspect**

**Aerial Aspect**

**Aerial Aspect**

**Aerial Aspect**

**Aerial Aspect**

**Garage**

22'5" x 9'10"

With an electric 'up and over' door.

**Rear**

You have a lawned garden and a frosted glazed hardwood door into the garage.

**Rear Garden**

**Rear Garden**

**Rear Garden**

**Services**

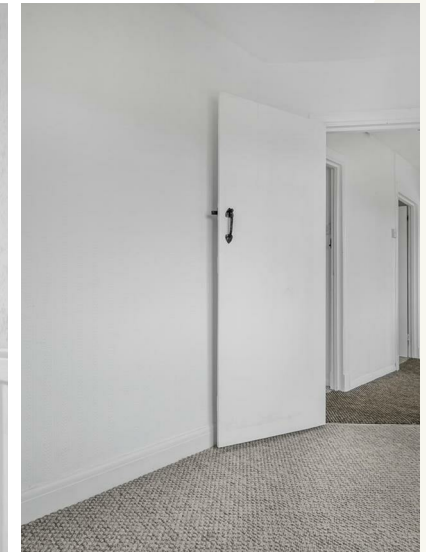
Mains electric. Mains sewerage. Mains water. Mains Gas. Broadband type - ultrafast fibre. Mobile phone coverage available with O2.

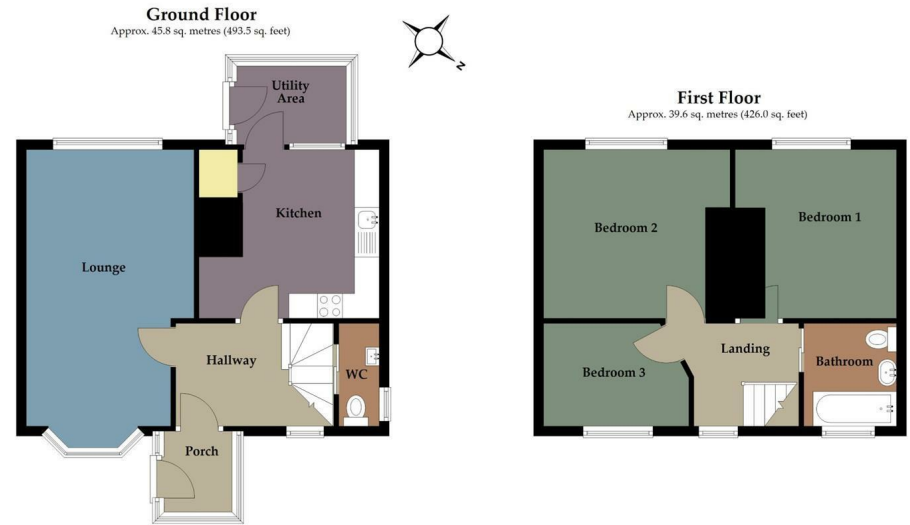
**Council Tax Band**

Council Tax Band - E

**Tenure**

Freehold.





Total area: approx. 85.4 sq. metres (919.5 sq. feet)

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Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	