

25 Southgate Road,  
Southgate, Swansea,  
SA3 2BY

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 ASTLEYS  
SALES AND LETTINGS



# 25 Southgate Road, Southgate, Swansea, SA3 2BY

Offers Over  
£600,000



This charming three-bedroom detached family home is located in the highly desirable area of Southgate, perfectly positioned within the Bishopston School catchment area. Offering a generous plot size of 0.12 acres and a well-proportioned floor area of 1248 square feet, the property presents an ideal opportunity for growing families.

The accommodation is thoughtfully arranged across two floors. Upon entering, you are welcomed into a hallway that leads to a convenient cloakroom, a comfortable sitting room, a separate lounge ideal for entertaining, and a well-appointed kitchen. Upstairs, the first floor offers another cloakroom, a family bathroom, and three good-sized bedrooms, providing practical and versatile living space.

Outside, the property benefits from private gated access, driveway parking for multiple vehicles (4+) and a detached garage. The well-maintained garden is mainly laid to lawn and features a delightful mix of flowers, mature trees and shrubs, offering both colour and privacy throughout the seasons. A patio seating area provides ample space for outdoor dining and relaxation, while a detached greenhouse adds to the appeal for gardening enthusiasts.

Combining space, location and privacy, this attractive home is ideal for family living in one of the area's most sought after residential settings.



#### Entrance

Via a glazed hardwood door into the hallway.

#### Hallway

With stairs to the first floor. Set of double glazed windows to the front. Door to understairs storage cupboard. Door to cloakroom. Door to sitting room. Door to the lounge. Radiator.

#### Cloakroom

WC. Wash hand basin. Tiled floor. Heated towel rail.

#### Sitting Room

9'7" x 8'8"

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

#### Sitting Room

#### Lounge

12'7" x 22'8"

You have a set of double glazed windows to the front and a double glazed bay window to the side. Two radiators. Feature fireplace housing a gas fire set in the fireplace set on stone hearth with stone and wood surround. Door to the kitchen.

#### Lounge

#### Kitchen

13'3" x 12'0"

With a frosted double glazed PVC door to the rear. Set of double glazed windows to the rear and side. Beautifully appointed kitchen fitted with a range of base and wall units. Running quartz work surface incorporating a belfast sink with a Smeg tap over. Integral fridge. Integral freezer. Integral dishwasher. Integral four ring induction hob with extractor hood over. Integral oven and grill. Integral coffee machine. Microwave. Radiator. Spotlights.

#### Kitchen

#### First Floor

#### Landing

You have a set of double glazed windows to the rear. Radiator. Door to bathroom. Doors to bedrooms. Door to built in storage cupboard. Door to cloakroom.

#### Cloakroom

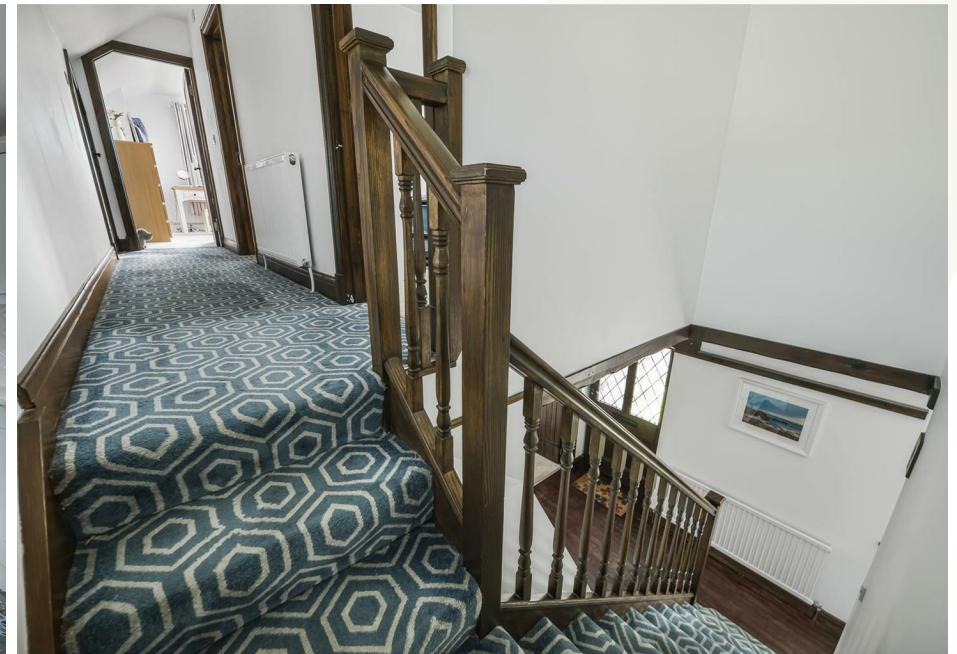
WC. Wash hand basin. Heated towel rail.

#### Bathroom

10'2" x 5'7"

Well appointed bathroom suite comprising; bathtub. Corner shower cubicle. WC. Wash hand basin. Heated towel rail. Spotlights. Tiled floor. Tiled walls.

#### Bathroom



**Bedroom One**

13'4" x 11'10"

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

**Bedroom One****Bedroom Two**

9'7" x 9'10"

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

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

10'0" x 12'6"

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

**Bedroom Three****External**

You have private gated entry with driveway parking for multiple vehicles leading to a detached garage. Lawned garden home to a variety of flowers, trees & shrubs. Patio seating area with ample room for tables and chairs. Detached greenhouse.

**Aerial Aspect****Aerial Aspect****Aerial Aspect****Aerial Aspect****Grounds****Grounds****Grounds****Grounds****Grounds****Detached Garage**

up an over door. Plumbing for washing machine. Space for tumble dryer.

Space for fridge freezer.

**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 - G

**Tenure**

Freehold.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</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>		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 116.0 sq. metres (1248.4 sq. feet)  
 Astleys use all reasonable endeavours to supply accurate property information in line with the consumer protection from unfair trading regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective purchasers and it should be assumed this property has all the necessary building regulations and planning permissions. Any heating, services and appliances have not been checked or tested. Floor plan is not to scale and is for illustrative purposes only.  
 Plan produced using Planit.