

1 Heatherslade Road,
Southgate, Swansea,
SA3 2DD



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£950,000



Positioned within one of Gower's most desirable coastal villages, this substantial detached family home enjoys an enviable setting surrounded by beautiful countryside and some of the region's most celebrated beaches. Scenic coastal walks, local cafés, well regarded schools and everyday amenities are all close at hand, creating a lifestyle that combines natural beauty with a strong sense of community.

The property has been comprehensively renovated throughout to a high standard.

Occupying a generous plot of approximately 0.13 acres, the property offers spacious and versatile accommodation extending to around 2,681 square feet. Designed to adapt to modern family life, the interior provides an excellent balance of open social spaces and more intimate reception rooms.

The kitchen and living area forms the heart of the home, complemented by a separate dining room and two additional reception rooms, ideal for both entertaining and quieter moments. A ground floor bedroom with en suite facilities provides flexibility for guests, multi generational living or independent working from home.

Upstairs, three generously proportioned bedrooms each benefit from their own en suite bathroom, while the principal suite is further enhanced by a dedicated dressing area.

Outside, mature gardens wrap around the property, creating attractive and private outdoor spaces. A patio terrace offers the perfect setting for outdoor dining and summer gatherings, while established lawns and colourful planting provide year round interest. Private parking for several vehicles and an outbuilding add further practicality.

A beautifully balanced family home in a highly sought after Gower location, offering space, versatility and an exceptional coastal lifestyle.



Entrance

Via glazed hardwood door into the porch.

Porch

Door into the hall.

Hall

With an opening to the dining room. Door to the open plan kitchen/living room. Stairs to the first floor. Door to the garage. Door to the en suite. Door to bedroom four.

Garage

6'8" x 8'11"

Currently being used for storage and accessed via 'up and over' door.

Bedroom Four

13'6" x 13'0"

With a double glazed sliding door to the rear garden. Radiator. Door to en suite.

En Suite

7'10" x 9'2"

Frosted double glazed window to the side. A beautifully appointed suite comprising: a large walk in shower with oversized shower head above. WC. Wash hand basin. Chrome heated towel rail.

Dining Room

12'3" x 7'9"

Set of double glazed windows to the front. Radiator. Vaulted ceiling.

Kitchen/Living Room

26'1" x 19'10"

Door to the sitting room and opening to the utility room. Two radiators. Set of double glazed windows to the rear. Set of double glazed bi-fold doors to the rear. Feature wood burner. The kitchen itself is beautifully appointed and fitted with a range of base and wall units. Running work surface incorporating a double ceramic sink with mixer tap over. Four ring induction hob with extractor hood over. Integral oven and grill. Integral fridge. Integral dishwasher. Central breakfast island.

Sitting Room

11'9" x 17'9"

Set of double glazed windows to the front. Radiator. Door to the lounge.

Lounge

12'0" x 16'0"

Set of double glazed windows to the front. Set of double glazed windows to the side. Double glazed windows to the rear. Radiator.

Utility Room

11'8" x 8'4"

Double glazed PVC door to the rear garden. Set of double glazed windows to the rear. Radiator. Running work surface incorporating a ceramic sink with mixer tap over. Doors to built in storage. Integral freezer.

First Floor

Landing

Set of Velux roof windows to the front. Set of double glazed windows to the rear. Velux roof window to the rear. Doors to bedrooms. Door to eaves storage. Door to airing cupboard.

Bedroom One

12'0" x 13'5"

Set of double glazed windows to the side. Two Velux roof windows to the front. Velux roof window to the side. Radiator. Door to dressing area.



Dressing Area

98" x 59"

Double glazed windows to the rear. Radiator. Door to built in storage. Door to en suite.

En Suite

1310" x 97"

Two Velux roof windows to the rear. A beautifully appointed suite comprising: large walk in shower with oversized shower head above. Suite comprising: free standing bathtub. WC. Wash hand basin.

Bedroom Two

1410" x 125"

Set of double glazed windows to the front. Double glazed window to the rear. Radiator. Door to en suite. Door to built in storage cupboard.

En Suite

72" x 81"

With a set of frosted double glazed windows to the rear. Suite comprising: corner shower cubicle with oversized shower head above. WC. Wash hand basin.

Bedroom Three

144" x 95"

Velux roof window to the front. Set of double glazed windows to the front. Radiator. Door to built in storage cupboard. Door to en suite.

En Suite

121" x 410"

Suite comprising: corner shower cubicle with oversized shower head above. WC. Wash hand basin.

External

Aerial Aspect

Another Aspect

Front

Private parking for two to three vehicles. Lawned garden. Side access to the rear.

Side

Lawned garden home to a variety of flowers and shrubs. Door to out building. Side access to the rear.

Rear

Patio seating area with room for tables and chairs which in turn leads to a lawned garden. Rear garden is home to a variety of flowers and shrubs.

Services

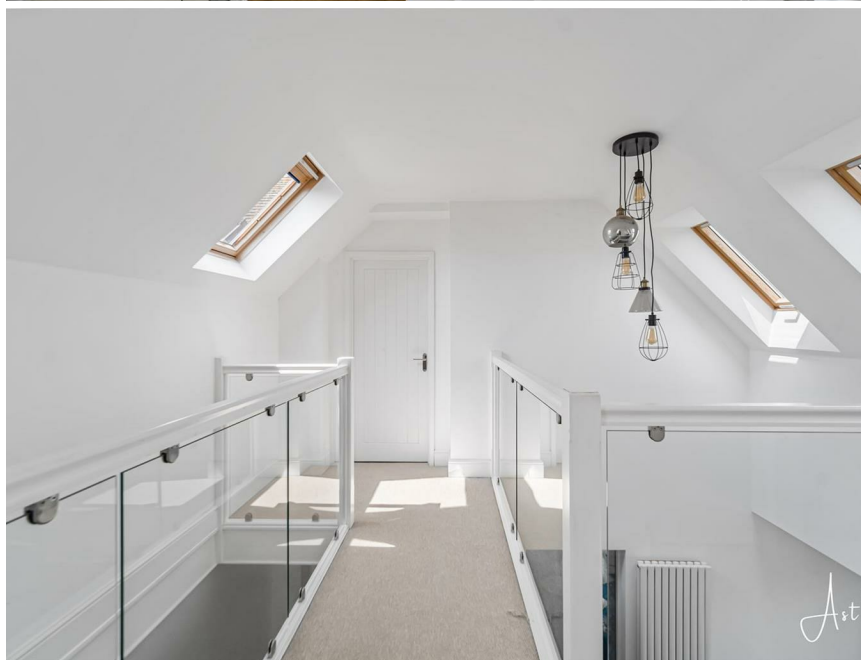
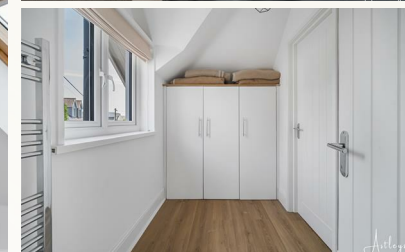
Mains electric. Soakaway. Mains water. Mains Gas. Broadband type - ultrafast fibre. Mobile phone coverage available with EE & O2.

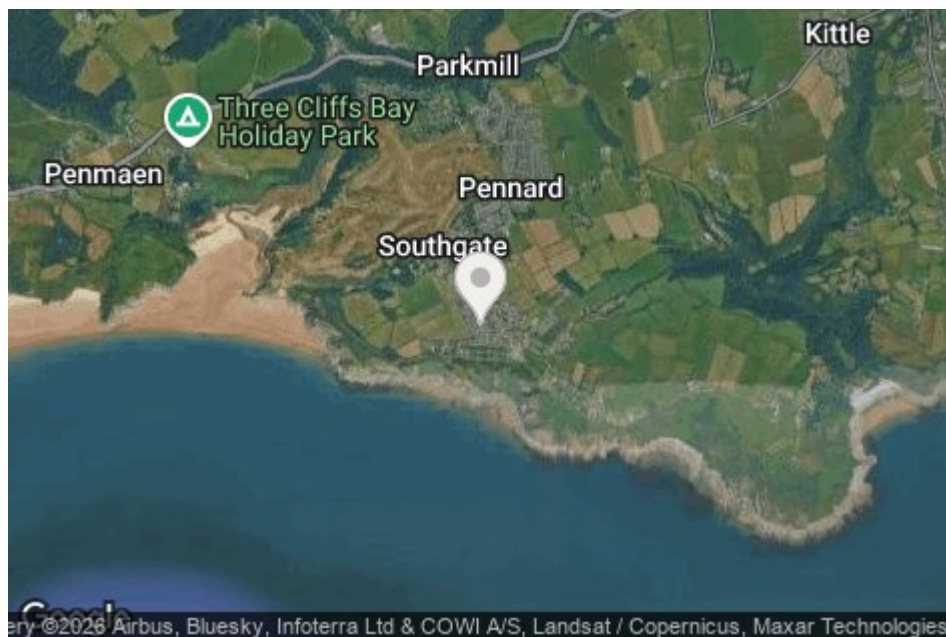
Council Tax Band

Council Tax Band - G

Tenure

Freehold.





Energy Efficiency Rating		
	Current	Potential
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		
England & Wales		
EU Directive 2002/91/EC		



Total area: approx. 249.2 sq. metres (2681.8 sq. feet)

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