

## 19 Burrows Close, Southgate, Swansea, City & County Of Swansea, SA3 2AH

Offers Over £450,000

Welcome to Burrows Close, Southgate – a prestigious Gower location where tranquility meets convenience. Nestled on a generous plot of 0.06 acres, this detached four-bedroom family home is a haven of comfort and style. With a spacious floor area of 1404 FT2, this residence provides ample space for every family member to enjoy.

As you step through the entrance, you are greeted by a welcoming hallway that sets the tone for the elegance that permeates throughout the property. The ground floor features a cloakroom for added convenience, a dedicated dining room for family gatherings, a study for those who work from home, a well-appointed kitchen that will inspire your culinary creativity, and a lounge that seamlessly flows into a charming conservatory.

This thoughtful layout ensures that every corner of the home is designed for both functionality and aesthetic appeal.

## Entrance

Via a hardwood door to the hallway.

## Hallway 18'3" x 10'10" (5.581 x 3.304)

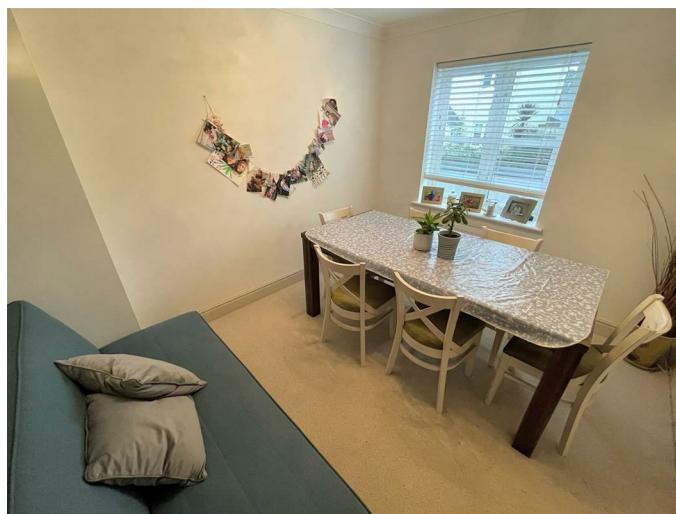
A lovely reception hall with two double glazed windows to side. Radiator. Stairs to first floor. Doors to dining room, lounge, study, kitchen/breakfast room & cloakroom.

## Dining Room 10'8" x 9'5" (3.268 x 2.889)



With a double glazed window to the front. Radiator.

## Dining Room



## Lounge 15'4" x 10'9" (4.683 x 3.282)



With two radiators. Double glazed French patio doors to conservatory. Laminate flooring. Wall mounted electric fire.

## Lounge



### Conservatory 9'11" x 9'10" (3.048 x 3.018 )



With a set of double glazed French patio doors to the rear. Double glazed windows to the rear. Radiator.

### Kitchen/Breakfast Room 11'8" x 13'4" (3.569 x 4.079 )



Well appointed with a double glazed widow to rear, double glazed patio doors to rear garden. Kitchen is fitted with range of base and wall units. Plumbing for washing machine. Integral dishwasher. Space for American style fridge/freezer. Running work surface with a four ring Smeg gas hob with oven and grill under, Smeg extractor hood over. One and a half bowl sink and drainer unit. Part tiled walls. Tiled floor. Radiator. Spotlights.

### Kitchen/Breakfast Room



### Kitchen/Breakfast Room



### Cloakroom 5'10" x 3'4" (1.791 x 1.028)

With frosted double glazed window to side. Suite comprising; low level w/c. Pedestal wash hand basin with tiled splash back. Radiator.

**Study 6'11" x 8'10" (2.115 x 2.704 )**



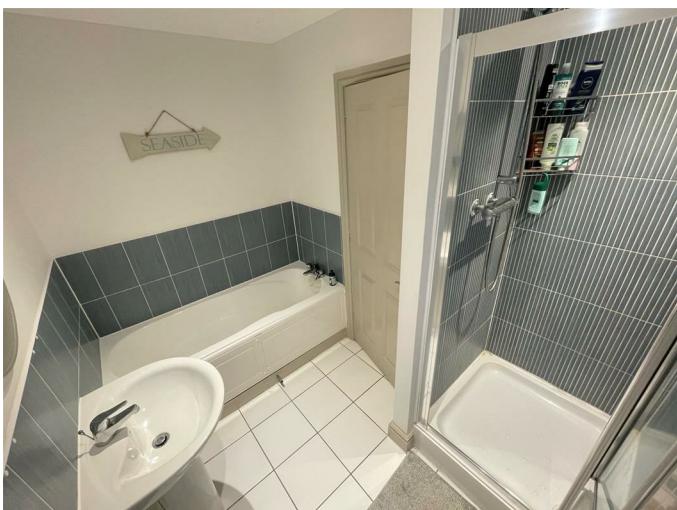
With a double glazed window to front. Radiator.

#### First Floor

##### Landing

You have doors to the bedrooms and bathroom. Loft access. Door to airing cupboard. Radiator.

**Bathroom 7'2" x 9'4" (2.201 x 2.855 )**



With a frosted double glazed window to the side. Bathroom suite comprises; corner shower cubicle with shower over. Bathtub. Low level w/c. Pedestal wash hand basin. Radiator. Spotlights. Tiled floor. Tiled splash backs.

**Bathroom**



**Bedroom One 11'6" x 10'2" (3.515 x 3.121 )**



With a double glazed window to the rear. Doors to built in storage cupboards. Radiator. Door to en-suite.

### Bedroom One



### En-Suite 10'9" x 3'10" (3.287 x 1.181 )



### Bedroom One



Well appointed with a low level w/c. Wash hand basin. Corner shower cubicle with shower over. Spotlights. Extractor fan. Tiled floor. Part tiled walls.

### En-Suite



**Bedroom Two 13'10" x 9'2" (4.228 x 2.809 )**



With double glazed windows to front. Doors to built in storage cupboards. Radiator.

**Bedroom Three 12'8" x 9'5" (3.884 x 2.873 )**



With a double glazed window to rear. Radiator.

**Bedroom Four 8'8" x 6'11" (2.650 x 2.111 )**



With a double glazed window to front. Radiator. Door to built in storage cupboard.

#### External

#### Front



Slated garden area with path leading to front door, side access to the rear.

#### Side

Driveway parking for numerous vehicles leading to the rear garden & garage. Electric car charging point.

#### Garage 18'7" x 8'3" (5.667 x 2.538 )

Single garage with 'up and over' door, power & light.

### Rear



Lawned garden with patio area bordered by wall & fencing. Side access to garage & driveway. Raised decked area.

### Rear



### Rear



### Aerial Aspect



### Services

Mains electric. Mains sewerage. Mains water. Broadband type - superfast fibre. Mobile phone coverage available with EE, O2 & Vodafone. The property has the benefit of solar panels to the rear.

### Council Tax Band

Council Tax Band - G

### Tenure

Freehold.

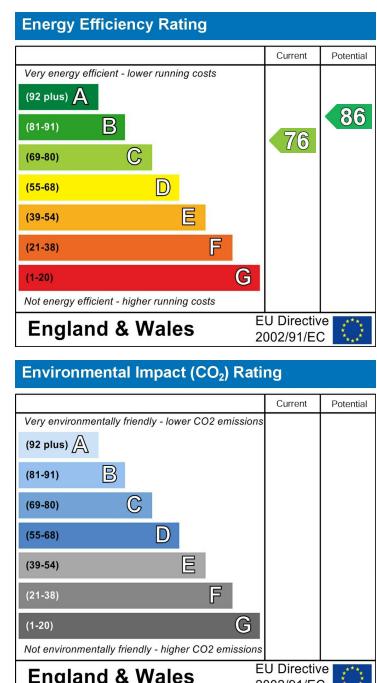
## Floor Plan



## Area Map



## Energy Efficiency Graph



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