

66 Southgate Road,
Southgate, Swansea,
SA3 2DH



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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 ft², 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.





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		
	64	84
England & Wales		
EU Directive 2002/91/EC		



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

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Plan produced using PlanUp.