

4 West Cliff,
Southgate, Swansea,
SA3 2AN



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Offers Over
£1,100,000



Set along the southern edge of the Gower Peninsula, this coastal setting is shaped by open skies, rolling countryside and a striking coastline. Nearby beaches such as Caswell and Langland offer golden sand and clear waters, while cliff top walks and scenic trails provide a daily connection to nature. Southgate has a relaxed village feel with local cafés, pubs and amenities close by in Mumbles, alongside well regarded schools and straightforward access into Swansea.

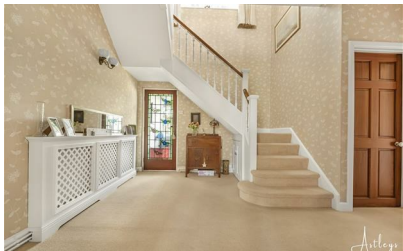
In this elevated position, the home enjoys a notable sense of privacy and far reaching sea views, set within a generous plot of just over a third of an acre. Approached through electric gates, the driveway provides ample parking and leads to a detached garage, setting a calm and discreet tone on arrival.

Internally, the layout is well balanced and designed for both everyday living and entertaining. A central hallway introduces a series of versatile reception rooms, including a comfortable lounge positioned to take full advantage of the coastal outlook, a separate sitting room for quieter use, and a dining room that sits conveniently alongside the kitchen. A cloakroom completes the ground floor.

Upstairs, three double bedrooms are arranged off the landing, each filled with natural light. The principal bedroom benefits from an en suite, while a family bathroom serves the remaining rooms.

Outside, the gardens are a standout feature. To the rear, a wide patio provides space for outdoor dining and relaxation, stepping down to a generous lawn bordered by mature planting and established shrubs. The grounds also include a summer house, garden shed and a versatile outbuilding with power and light, offering flexible use. The sense of privacy is strong throughout, with greenery enclosing the space and creating a calm backdrop to daily life.

This is a home that brings together coastal views, substantial gardens and adaptable living space in one of the Gower's most desirable locations.



Entrance

Via a composite door into the porch.

Porch

Set of double glazed windows to the rear. Stained glass door into the hallway. Radiator. Tiled floor.

Hallway

Stairs to the first floor. Door to cloakroom. Door to kitchen. Door to storage cupboard. Door to dining room. Door to lounge. Door to sitting room. Radiator.

Cloakroom

31" x 65"

Frosted double glazed window to the rear. Suite comprising: WC. Wash hand basin. Radiator. Tiled floor.

Sitting Room

18'6" x 9'9"

You have a double glazed bay window to the side. Set of double glazed windows to the rear. Set of double glazed French doors leading out to the rear. Parquet flooring. Radiator. Picture rail.

Lounge

11'6" x 16'11"

With a double glazed bay window to the front offering a breathtaking outlook. Radiator. Featured gas fire set in fireplace.

Dining Room

12'3" x 11'11"

Set of double glazed sash windows to the front offering a breathtaking outlook. Radiator. Door to the kitchen.

Kitchen

11'9" x 13'11"

With a set of double glazed windows to the rear. Stable door to the side. Door to pantry/utility area. The kitchen itself is beautifully appointed and fitted with a range of base and wall units. Running work surface incorporating a one and a half bowl sink and drainer unit. Space for cooker. Space for American style fridge/freezer. Integral dishwasher. Tiled floor. Doors to storage cupboard.

First Floor

Landing

Set of double glazed windows to the rear. Door to airing cupboard. Door to storage cupboard. Door to bathroom. Door to bedrooms. Loft access. (The loft is boarded with the potential for conversion. Subject to planning permission).

Bathroom

8'10" x 9'11"

Beautifully appointed bathroom suite with a set of frosted double glazed windows to the rear. Suite comprising: bath with shower over. WC. Wash hand basin. Chrome heated towel rail. Tiled floor. Tiled walls. Door to eaves storage.

Bedroom One

13'9" x 17'1"

You have a set of double glazed sash windows to the front offering breathtaking sea views. Radiator. Door to en suite.

En-Suite

7'6" x 4'6"

Suite comprising: large walk-in shower. WC. Wash hand basin. Tiled floor. Tiled walls. Extractor fan.



Bedroom Two

125" x 120"

You have a set of double glazed sash windows to the front offering breathtaking sea views. Radiator. Door to built-in wardrobe.

Bedroom Three

1410" x 101"

Set of double glazed windows to the side. Set of double glazed windows to the rear. Radiator. Door to built-in wardrobes.

External

Aerial Aspect

Another Aspect

Front

Private driveway parking for several vehicles leading to the detached garage via electric gate. Lawned garden home to a variety of flowers, trees and shrubs. Side access on both sides of the property.

Detached Garage

1810" x 152"

With an electric 'up and over' door. Power & light. Set of double glazed windows to the side.

Rear

Large patio seating area with ample room for tables and chairs which leads to a lawned garden. The rear garden is private and home to a variety of flowers, trees and shrubs. Detached garden shed. Detached summer house. Detached out building (with power & light).

Services

Mains electric. Mains water. Mains Gas. Broadband type - ultrafast fibre. Mobile phone coverage available with 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. 177.9 sq. metres (1914.6 sq. feet)

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