

7 Hael Lane,  
Southgate, Swansea,  
City & County Of  
Swansea, SA3 2AP

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 ASTLEYS  
SALES AND LETTINGS



# 7 Hael Lane, Southgate, Swansea, City & County Of Swansea, SA3 2AP

Offers Over  
£325,000



Welcome to this charming 3 bedroom detached bungalow situated in the highly desirable Gower location of Hael Lane, Southgate.

The bungalow boasts three well-proportioned bedrooms, each providing ample space for furniture and personalization. Whether you need a master bedroom, guest room, or a home office, this property offers flexibility to suit your needs.

One of the highlights of this bungalow is its beautiful garden, located at the rear of the property. The garden provides a serene outdoor retreat, perfect for enjoying the sunshine, gardening, or hosting barbecues and gatherings. Immerse yourself in the tranquility of nature while appreciating the privacy and seclusion offered by the surroundings.

Agents Note: It is important to mention that this bungalow is of non-traditional construction and has been built using the Woolaway construction method.

Situated in the sought-after Gower location of Hael Lane, Southgate, this property benefits from its proximity to a range of local amenities, including shops, schools, and leisure facilities. Additionally, the stunning natural beauty of the Gower Peninsula is within easy reach, offering opportunities for outdoor pursuits and exploration.

Overall, this 3 bedroom detached bungalow in Hael Lane presents a wonderful opportunity to acquire a comfortable and well-located home in a highly desirable area. Don't miss out on the chance to make this charming property your own. Contact our agents today to arrange a viewing and discover the potential it holds for your future.



#### Entrance

Via a double glazed PVC door into the porch.

#### Porch

With frosted double glazed windows to the front & rear. Frosted glazed hardwood door with frosted glazed side panel into the hallway.

#### Hallway

Door to the lounge. Door to the kitchen. Door to the inner porch. Door to the bathroom. Door to the w/c. Doors to bedrooms. Electric wall mounted storage heater.

#### Lounge

9'2" x 16'11"

With a double glazed window to the side and rear. Wall mounted electric storage heater. Feature fireplace.

#### Lounge

#### Kitchen

8'9" x 16'10"

With a double glazed window to the side and rear. The kitchen is fitted with a range of base units. Running work surface incorporating a stainless steel sink and drainer unit. Space for cooker. Space for fridge. Space for freezer. Four ring induction hob with oven and grill under. Doors to built in storage cupboards.

#### Kitchen

#### Inner Porch

With a frosted double glazed PVC door to the side. Door to storage cupboard.

#### Wet Room

5'7" x 5'11"

With a frosted double glazed window to the side. Suite comprising; walk in shower. Wash hand basin. Chrome heated towel rail. Tiled walls. Extractor fan.

#### WC

5'9" x 2'10"

With a frosted double glazed window to the side. Low level w/c.

#### Bedroom One

10'8" x 12'10"

With a double glazed window to the side. Sliding doors to built in wardrobes.

#### Bedroom Two

9'11" x 10'7"

With a double glazed window to the side.

#### Bedroom Three

12'0" x 9'2"

With a set of double glazed French patio doors to the conservatory. Doors to built in wardrobes. Electric wall mounted storage heater.



#### **Conservatory**

8'1" x 12'6"

With a set of double glazed French patio doors to the front. Double glazed windows. Tiled floor.

#### **Conservatory**

#### **External**

#### **Front**

You have driveway parking for two vehicles. Patio garden area home to a variety of flowers, trees and shrubs.

#### **Aerial Aspect**

#### **Aerial Aspect**

#### **Another Aspect**

#### **Another Aspect**

#### **Another Aspect**

#### **Rear**

You have a patio seating area. Lawned garden home to a variety of flowers, trees and shrubs. Detached greenhouse.

#### **Rear Garden**

#### **Rear Garden**

#### **Another Aspect**

#### **Agents Note**

The bungalow is of Woolaway construction. Woolaway construction was a method of building homes in the UK during the mid-20th century, using prefabricated reinforced concrete panels slotted into a concrete frame.

#### **Council Tax Band**

Council Tax Band - E

Council Tax Estimate - £2,179

#### **Tenure**

TBC.

#### **Area**

#### **Area**





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	32	
(1-20)	G	66	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 99.3 sq. metres (1068.5 sq. feet)

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Plan produced using PlanUp.