

10 Three Cliffs Drive,
Southgate, Swansea,
SA3 2BN



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£350,000



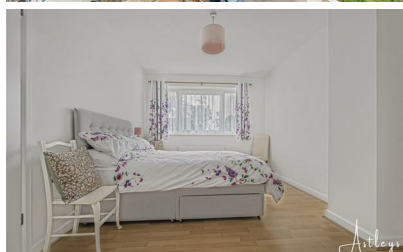
Located within one of Gower's most desirable coastal villages, this attractive three bedroom semi detached home enjoys an enviable setting close to the area's renowned beaches, scenic cliff walks and open countryside. Southgate offers a welcoming community with local shops, cafés and everyday amenities, while excellent schools and convenient links to Swansea make it a wonderful place to call home.

Occupying a plot of approximately 0.08 acres, the property provides well planned accommodation with excellent potential for a new owner to make it their own. A welcoming hallway leads to a bright lounge, with the dining room beyond creating a comfortable space for everyday living and entertaining. The kitchen completes the ground floor and enjoys access to the rear garden.

Upstairs are three well proportioned bedrooms together with the family bathroom, offering flexible accommodation suited to a range of buyers.

Outside, a driveway provides parking for several vehicles and leads to the detached garage. A lawned front garden with side access continues to the rear, where a patio offers space for outdoor seating before leading onto an established lawn bordered by a variety of flowers and shrubs, creating an attractive setting to enjoy throughout the year.

Offering comfortable accommodation in an outstanding coastal location, this is a home that combines village living with easy access to some of Gower's most celebrated landscapes.



Entrance

Via a frosted double glazed PVC door with frosted double glazed side panel into the hallway.

Hallway

With stairs to the first floor. Door to the lounge. Door to the kitchen. Radiator.

Lounge

14'4" x 12'1"

With a set of double glazed windows to the front and opening to the dining room. Radiator.

Dining Room

10'8" x 9'6"

With a set of double glazed windows to the rear and a radiator.

Kitchen

10'1" x 8'8"

With a set of double glazed windows to the rear. Door to the dining room. Frosted double glazed PVC door to the side. A well appointed kitchen fitted with a range of base and wall units. Running work surface incorporating a stainless steel sink and drainer unit. Space for cooker. Plumbing for washing machine. Space for fridge freezer.

First Floor

Landing

Set of double glazed windows to the side. Loft access. Door to airing cupboard. Doors to bedrooms. Door to bathroom.

Bathroom

5'5" x 8'6"

Frosted double glazed window to the rear. Frosted double glazed window to the side. A well appointed bathroom suite comprising; bathtub. WC. Wash hand basin. Radiator. Part tiled walls. Tiled floor.

Bedroom One

14'6" x 9'11"

Set of double glazed windows to the front. Radiator.



Bedroom Two

9'11" x 12'4"

Set of double glazed windows to the rear. Radiator.

Bedroom Three

9'1" x 7'10"

Set of double glazed windows to the front. Radiator. Doors to built in wardrobe.

External

Drone Shot

Another Aspect

Front

Driveway parking for several vehicles leading to the detached garage. Lawned garden with 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.

Detached Garage

16'9" x 8'1"

Accessed via an 'up and over' door. Double glazed window to the rear.

Services

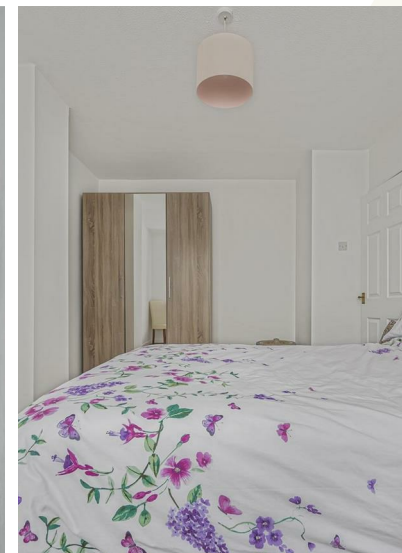
Mains electric. Mains sewerage. Mains water. Mains Gas. Broadband type - full fibre. Mobile phone coverage available with EE, O2, Three & Vodafone.

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		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 83.4 sq. metres (897.4 sq. feet)

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Plan produced using PlanUp.