

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

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£425,000



Situated in the sought-after location of Three Cliffs Drive, Southgate, this spacious four bedroom semi-detached home (with attic room) is offered to the market with no onward chain. Set within walking distance of the stunning Pennard Cliffs and the award-winning Three Cliffs Bay, the property enjoys both a generous plot of 0.14 acres and an internal floor area of approximately 2,120 square feet. It also lies within the catchment area for the highly regarded Pennard Primary School and Bishopston Comprehensive School, making it a desirable choice for families.

The ground floor accommodation comprises a welcoming porch and hallway, a comfortable lounge, a separate dining room, and a garden room offering views of the rear garden. The kitchen provides access to a practical utility room, shower room, and the integral garage. To the first floor there are three well-proportioned bedrooms along with the family bathroom, while the second floor is home to bedroom four, a charming space with lovely views.

Externally, the property benefits from a private driveway with parking for two to three vehicles, leading to the integral garage. Side access opens onto the delightful rear garden, which is thoughtfully arranged over several tiers. A patio area provides the perfect spot for outdoor dining, leading up to a lawned garden filled with a variety of flowers, trees, and shrubs. Further steps take you to an additional lawned area with more planting, a detached greenhouse, garden shed, apple tree, and raised flower beds, creating an idyllic setting for gardening enthusiasts.

This impressive family home offers generous living space both inside and out, with scope for personalisation and modernisation in a highly desirable coastal location.



Entrance

Via a frosted double glazed PVC door into the porch.

Porch

With a double glazed window to the front. Radiator. Tiled floor. Frosted glazed hardwood door into the hallway.

Hallway

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

Lounge

12'10" x 12'6"

You have a set of double glazed windows to the front. Radiator. Feature fireplace housing a gas fire set on tiled hearth.

Lounge

Dining Room

12'4" x 11'3"

Leading into the garden room. Radiator.

Dining Room

Garden Room

12'0" x 18'0"

You have a set of double glazed windows to the rear garden. Set of double glazed French doors to the rear garden. Tiled floor.

Garden Room

Kitchen

7'11" x 9'5"

You have a set of double glazed windows to the rear. Opening to the inner hall. The kitchen is fitted with a range of base and wall units, running work surface incorporating a stainless steel sink and drainer unit. Neff four ring hob. Integral fridge/freezer. Integral Neff oven, grill and microwave. (All white goods are included in the sale) Tiled floor.

Kitchen

Inner Hall

You have a door to the integral garage. Door to the shower room. Opening to the utility room.

Integral Garage

18'4" x 8'2"

With an electric 'up and over' door. Power and light. Small workshop to the rear of the garage.

Shower Room

7'10" x 6'2"

You have a frosted double glazed window to the side. Suite comprising: corner shower cubicle. WC. Wash hand basin. Radiator. Tiled floor. Tiled walls. Extractor fan.

Shower Room

Utility Room

9'11" x 10'0"

You have a set of double glazed windows to the rear. Double glazed stable door to the rear. Running work surface incorporating a stainless steel sink and drainer unit. Plumbing for washing machine. Radiator.

First Floor

Landing

You have a double glazed window to the side. Stairs leading up to bedroom four. Door to the bathroom. Doors to bedrooms one, two and three.

Bathroom

7'7" x 7'11"

You have a set of frosted double glazed windows to the side. Suite comprising: bathtub. WC. Wash hand basin. Radiator. Door to built-in storage cupboard. Tiled walls.

Bathroom



Bedroom One

12'9" x 11'5"

You have a double glazed window to the front. Radiator. Doors to built-in wardrobe.

Bedroom One**Bedroom Two**

12'1" x 11'11"

With a double glazed window to the rear. Radiator. Doors to built-in wardrobe.

Bedroom Two**Bedroom Three**

7'11" x 7'8"

You have a double glazed window to the front and a radiator.

Bedroom Three**Second Floor****Landing**

With an opening to attic room.

Bedroom Four

14'8" x 11'9"

You have two Velux windows to the rear offering a pleasant countryside outlook over Sandy Lane. Opening to eaves storage.

External**Another Aspect****Aerial Aspect****Aerial Aspect****Aerial Aspect****Aerial Aspect****Aerial Aspect****Front**

You have private driveway parking for two to three vehicles leading to the integral garage. Side access to the rear. Lawned garden home to a variety of trees and shrubs.

Rear

You have a patio seating area with room for tables and chairs, which in turn leads up to a lawned garden. The Lawned garden is home to a variety of flowers, trees and shrubs. Further steps leading up to a further lawned garden which is again home to a variety of flowers, trees and shrubs. Detached greenhouse. Detached garden shed. Apple tree and raised flower beds.

Rear**Rear****Rear****Rear****Rear****Rear****Services**

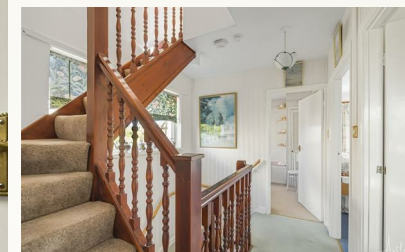
Mains electric. Mains sewerage. Mains water. Mains Gas. Broadband type - full fibre. Mobile phone coverage available with EE, O2, Three & Vodafone.

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. 197.0 sq. metres (2120.8 sq. feet)

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