

26 Burrows Close,
Southgate, Swansea,
SA3 2AH

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Offers In Excess Of
£450,000



Welcome to Burrows Close, Southgate – a prestigious Gower location where tranquility meets convenience. Nestled on a generous plot of 0.06 acres, this detached four-bedroom family home is a haven of comfort and style. With a spacious floor area of 1415 FT², this residence provides ample space for every family member to enjoy.

As you step through the entrance, you are greeted by a welcoming hallway that sets the tone for the elegance that permeates throughout the property. The ground floor features a cloakroom for added convenience, a dedicated dining room for family gatherings, a study for those who work from home, a well-appointed kitchen that will inspire your culinary creativity, and a lounge that seamlessly flows into a charming conservatory. This thoughtful layout ensures that every corner of the home is designed for both functionality and aesthetic appeal.

Ascend to the first floor, where a tastefully designed bathroom awaits, offering a luxurious retreat after a long day. The accommodation continues with four bedrooms, each meticulously crafted to provide comfort and privacy. The master bedroom boasts an en-suite, adding a touch of opulence to your everyday routine.

Burrows Close, Southgate, is renowned for its sought-after location, providing a perfect blend of tranquility and accessibility. Residents enjoy proximity to local amenities, schools, and the stunning natural beauty of the Gower Peninsula.

This exceptional family home in Burrows Close represents a unique opportunity to experience the best of Gower living. Impeccably designed and maintained, it invites you to create lasting memories in a residence where every detail has been carefully considered.



Entrance

Via a hardwood door into the hallway.

Hallway

With stairs to the first floor. Door to the dining room. Door to the lounge. Door to the kitchen. Door to the cloakroom. Door to the study. Two radiators.

Cloakroom

5'11" x 3'0"

You have a frosted double glazed window to the side. Low level WC. Wash hand basin. Radiator. Extractor fan.

Dining Room

9'8" x 9'5"

You have a set of double glazed windows to the front. Radiator.

Study

9'11" x 6'8"

You have a set of double glazed windows to the front. Radiator.

Lounge

16'6" x 10'7"

You have a set of double glazed windows to the rear. Set of double glazed French doors to the rear. Two radiators.

Lounge

Lounge

Kitchen

11'8" x 13'5"

You have a set of double glazed windows to the rear. Door to the utility room. 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. Four ring gas hob with oven and grill under. Extractor hood over. Integral dishwasher. Space for fridge. Space for freezer. Radiator. Spotlights.

Kitchen

Kitchen

Utility Room

5'1" x 6'4"

With a frosted double glazed PVC door to the side. Running work surface incorporating a stainless steel sink and drainer unit. Plumbing for washing machine. Radiator. Extractor fan.

First Floor

Landing

You have loft access. Radiator. Door to bathroom. Doors to bedrooms. Door to airing cupboard.

Bathroom

5'11" x 10'2"

You have a frosted double glazed window to the side. Bathroom suite comprising: bathtub. Corner shower cubicle. WC. Wash hand basin. Radiator. Spotlights. Extractor fan.

Bathroom

Bedroom One

13'9" x 11'0"

You have a set of double glazed windows to the rear. Radiator. Doors to built-in wardrobe. Door to en suite.

Bedroom One



En-Suite

3'11" x 8'2"

With a corner shower cubicle. WC. Wash hand basin. Radiator. Spotlights. Extractor fan.

Bedroom Two

8'10" x 14'0"

With a set of double glazed windows to the front. Radiator.

Bedroom Two**Bedroom Three**

9'4" x 13'4"

With a set of double glazed windows to the rear. Radiator.

Bedroom Three**Bedroom Four**

11'10" x 7'0"

with a set of double glazed windows to the front and a radiator.

Bedroom Four**External****Another Aspect****Aerial Aspect****Aerial Aspect****Aerial Aspect****Front**

You have a shared driveway with parking for two vehicles leading to the garage.

Garage

With an 'up & over' door.

Rear

You have a block paviour garden with room for tables and chairs. Home to a variety of flowers, trees and shrubs. Side access on both sides of the property.

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

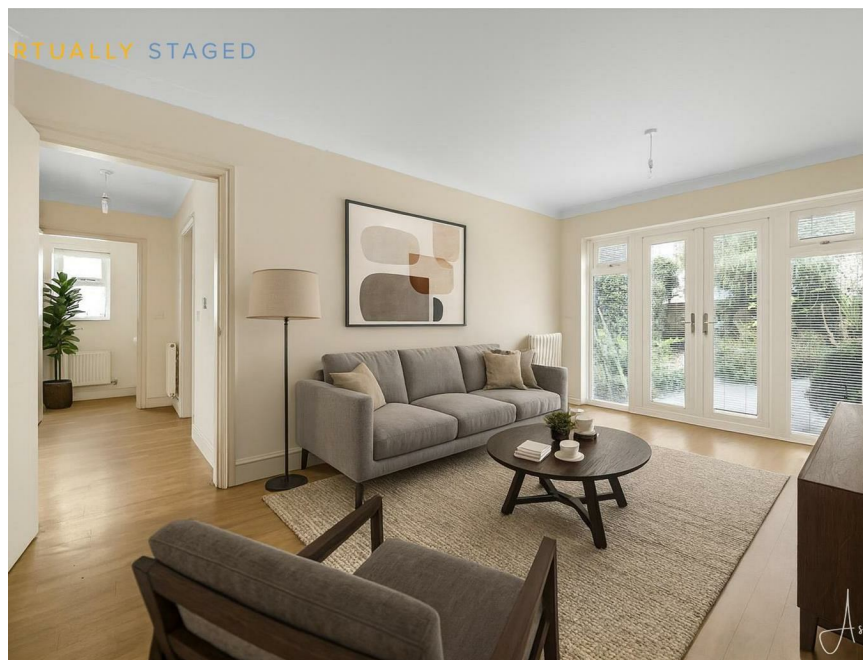
Mains electric. Mains sewerage. Mains water. Broadband type - superfast fibre. Mobile phone coverage available with EE, O2 & Vodafone.

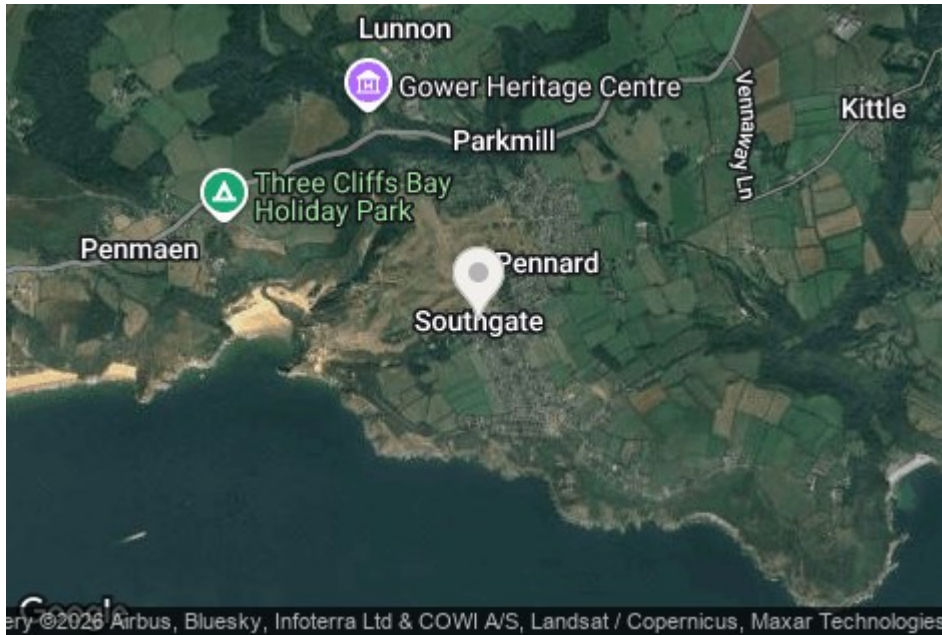
Council Tax Band

Council Tax Band - G

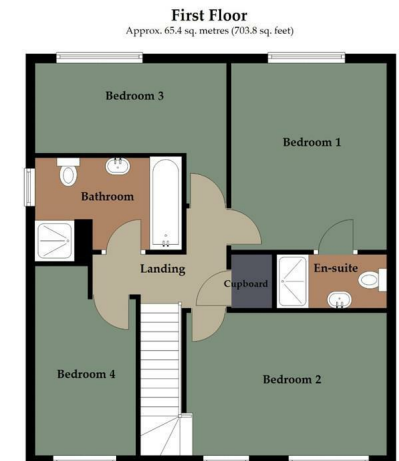
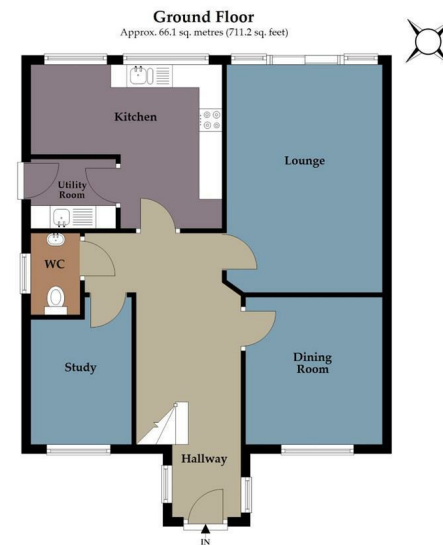
Tenure

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		
	76	86
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 131.5 sq. metres (1415.0 sq. feet)

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Plan produced using PlanUp.