

1 Browns Drive,  
Southgate, Swansea,  
SA3 2AE

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# 1 Browns Drive, Southgate, Swansea, SA3 2AE

£430,000



Set within an impressive plot of around 0.17 acres, this elegant semi-detached home enjoys a generous sense of space both inside and out. The property includes an extensive garden with outline planning permission for a three bedroomed detached property. (Note the fence constructed that dissects the garden into two areas does not represent where the boundaries would need to be if the garden was divided to pursue the new build). With a floor area of approximately 1,398 square feet and the advantage of no onward chain, this is a home of substance and potential in one of Southgate's most desirable settings.

The ground floor unfolds through a welcoming hallway into a light and comfortable lounge, a dining room ideal for gatherings, and a well-planned kitchen overlooking the garden. A shower room and integral garage complete the ground floor accommodation. Upstairs, there are four bedrooms including a principal suite with its own en-suite shower room, alongside a family bathroom. The property benefits from an integral garage, which also accommodates the gas central heating boiler.

The property is approached by a private driveway with parking for two vehicles and a neatly kept lawned garden. A side path leads to the rear, where a patio provides space for outdoor dining and quiet relaxation, opening to a lawn bordered by mature shrubs and seasonal planting. The setting feels private and established, inviting year-round enjoyment.

Southgate is a cherished Gower village known for its natural beauty and strong sense of community. From the house, coastal walks begin just moments away, leading to the dramatic cliffs and beaches of Pwll Du and Three Cliffs Bay. The nearby village green, café and local shop create a sociable hub, while excellent schooling and the wider amenities of Mumbles and Swansea are within easy reach.





### Entrance

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

### Hallway

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

### Lounge

14'4" x 12'6"

Double glazed picture window to the front. Radiator. Set of doors to the dining room.

### Dining Room

10'1" x 18'4"

Double glazed window to the rear. Double glazed sliding door to the rear. Two radiators. Door to the kitchen.

### Kitchen

12'7" x 9'0"

Door to the integral garage. Door to the shower room. Frosted double glazed PVC door to the side. Set of double glazed windows to the rear. 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. Extractor fan. Space for cooker. Space for fridge. Radiator.

### Shower Room

6'6" x 5'1"

Suite comprising; corner shower cubicle. WC. Wash hand basin. Radiator.

### Integral Garage

17'9" x 8'11"

up and over door. Power and light.

### First Floor

#### Landing

Loft access. Door to bathroom. Doors to bedrooms.

#### Bathroom

7'3" x 7'9"

With two frosted double glazed windows to the rear. Suite comprising; bathtub. WC. Wash hand basin. Radiator. Door to airing cupboard.

#### Bedroom One

15'10" x 8'3"

You have a set of double glazed windows to the front offering a pleasant countryside outlook. Radiator. Door to en suite.





**En-Suite**

5'3" x 8'1"

Double glazed window to the rear. Suite comprising; corner shower cubicle. WC. Wash hand basin. Radiator. Extractor fan.

**Bedroom Two**

10'0" x 10'3"

Double glazed window to the rear. Radiator. Doors to built-in wardrobe.

**Bedroom Three**

12'8" x 10'1"

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

**Bedroom Four**

9'4" x 7'11"

Double glazed window to the front. Radiator. Doors to built-in wardrobes.

**External****Front**

Private parking for two vehicles leading to the internal garage. Lawned garden. Side access to the rear.

**Large Side & Rear Garden**

A substantial, level garden boasting an expansive lawn and an attractive patio seating area – ideal for outdoor entertaining. (Note the fence that currently dissects the garden into two does not represent where the boundaries would need to be if the garden was divided to pursue the new build).

**Services**

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

**Council Tax Band**

Council Tax Band - E

**Tenure**

Freehold.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	75
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 129.9 sq. metres (1398.2 sq. feet)

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Plan produced using PlanIt.