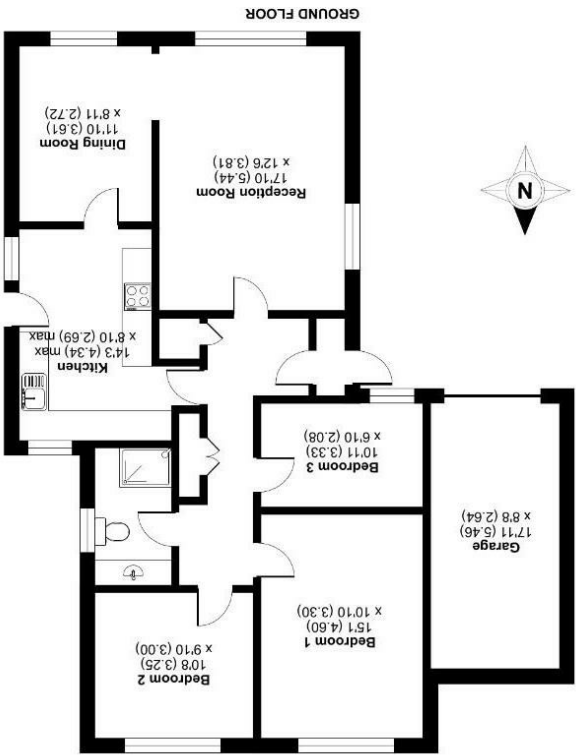




77 Newton Road, Swansea, SA3 4BN  
T 01792 367301 E mu@dawsonsproperty.co.uk  
W dawsonsproperty.co.uk

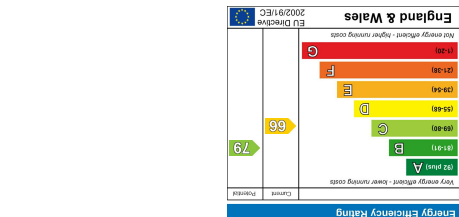
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. © Redwood 2025. Produced for Dawson's Property, REF: 1313458.

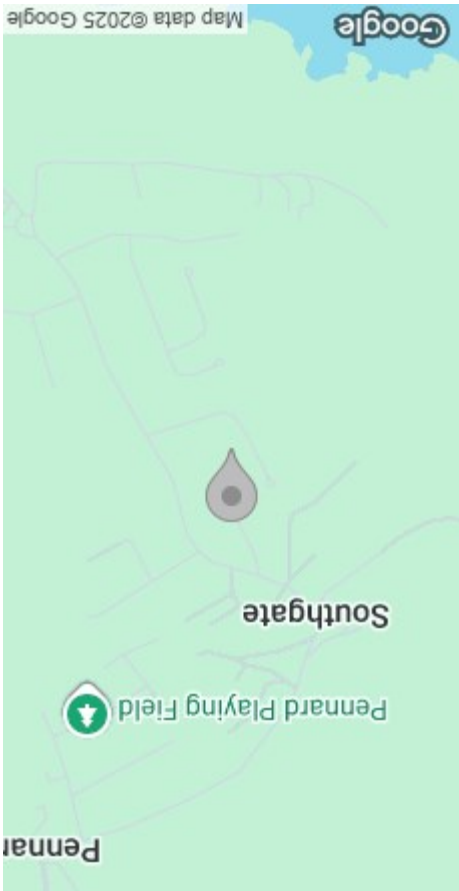


Foxhole Drive, Southgate, Swansea, SA3  
Approximate Area = 1039 sq ft / 96.5 sq m  
Garage = 155 sq ft / 14.4 sq m  
Total = 1194 sq ft / 110.9 sq m  
For identification only - Not to scale

FLOOR PLAN



EPC



AREA MAP



DAWSONS

35 Foxhole Drive  
Southgate, Swansea, SA3 2BZ  
Asking Price £425,000





GENERAL INFORMATION

Nestled in a quiet cul-de-sac within the picturesque village of Southgate, this delightful detached bungalow offers a rare opportunity to enjoy peaceful living just moments from local amenities, cliff top walks, and beautiful beaches.

The well-presented accommodation begins with a welcoming entrance hall, giving access to all principal rooms. The heart of the home is a bright and spacious open-plan lounge that flows effortlessly into a designated dining area, ideal for both relaxing and entertaining. The fitted kitchen is well-appointed, offering ample storage and workspace.

There are three comfortable bedrooms, providing flexibility for family living, guests, or a home office, and a modern bathroom completes the internal layout.

Externally, the property boasts excellent kerb appeal with a gated driveway providing parking for several vehicles and leading to a detached garage. The front garden is laid to lawn with established borders, while side access leads to a private, enclosed rear garden, also laid to level lawn – perfect for outdoor enjoyment and gardening.

This property combines the charm of village life with convenient access to Southgate's coastal beauty – a perfect home for retirees, families, or anyone seeking a peaceful retreat close to nature.

FULL DESCRIPTION

Entrance Porch

Hall

Reception Room

17'10 x 12'6 (5.44m x 3.81m)

Dining Room

11'10 x 8'11 (3.61m x 2.72m)

Kitchen

14'3 max x 8'10 max (4.34m max x 2.69m max)

Bedroom 1

15'1 x 10'10 (4.60m x 3.30m)

Bedroom 2

10'8 x 9'10 (3.25m x 3.00m)

Bedroom 3

10'11 x 6'10 (3.33m x 2.08m)



Bathroom

Parking

Gated driveway parking for several vehicles leading to a garage.

Garage

17'11 x 8'8 (5.46m x 2.64m)

Tenure

Freehold

Council Tax Band

F

EPC - D

Services

Mains gas, electric, water & drainage. You are advised to refer to the Ofcom checker for information regarding mobile signal & broadband coverage, as, due to the property being vacant, we cannot confirm availability.

