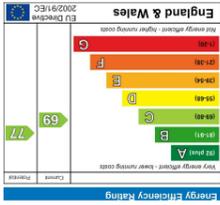




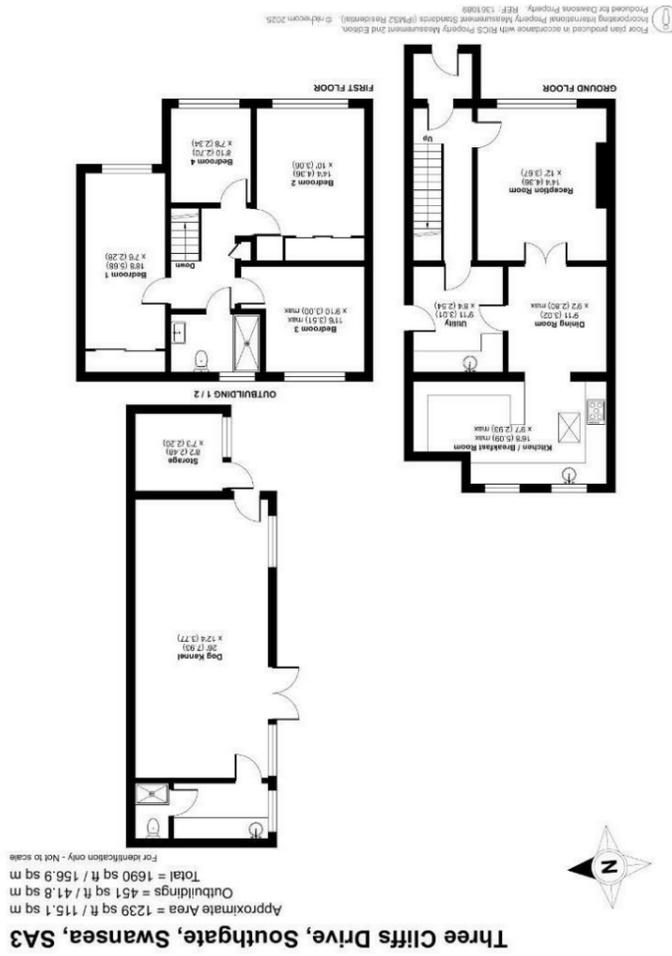
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EPC



AREA MAP



FLOOR PLAN



**6 Three Cliffs Drive**  
 Southgate, Swansea, SA3 2BN  
**Offers Over £400,000**



## GENERAL INFORMATION

Situated in the heart of the picturesque village of Southgate, this beautifully modernised four-bedroom semi-detached home offers the perfect blend of contemporary living and coastal charm. Ideally positioned close to scenic cliff-top walks, local beaches, and within the highly regarded Bishopston Comprehensive and Pennard Primary School catchment areas, this property provides an exceptional family lifestyle.

Upon entering, a welcoming entrance porch leads into a spacious hallway with stairs to the first floor and access to all ground floor rooms. The light-filled lounge features French doors that open into a dining room, seamlessly flowing into the open-plan kitchen/breakfast room, creating an ideal space for modern family living and entertaining. A utility room completes the ground floor accommodation, offering practicality and additional storage.

To the first floor, there are four well-proportioned bedrooms and a contemporary family bathroom.

Externally, the property benefits from driveway parking for several vehicles and a car port with convenient side access to the rear. The enclosed rear garden has been designed with low maintenance in mind, featuring a level patio area, raised decked terrace, and a dog kennel with adjoining wet room—perfect for pet owners or outdoor enthusiasts.

## FULL DESCRIPTION

### Entrance Porch

### Hallway

### Reception Room

14'4 x 12' (4.37m x 3.66m)

### Dining Room

9'11 x 9'2 max (3.02m x 2.79m max)

### Kitchen / Breakfast Room

16'8 max x 9'7 max (5.08m max x 2.92m max)

### Utility Room

9'11 x 8'4 (3.02m x 2.54m)

### Stairs To First Floor

### Landing



**Bedroom 1**  
18'8 x 7'6 (5.69m x 2.29m)

**Bedroom 2**  
14'4 x 10' (4.37m x 3.05m)

**Bedroom 3**  
11'6 max x 9'10 max (3.51m max x 3.00m max)

**Bedroom 4**  
8'10 x 7'8 (2.69m x 2.34m)

### Bathroom

### Externally

**Storage**  
8'2 x 7'3 (2.49m x 2.21m)

**Dog Kennel**  
26' x 12'4 (7.92m x 3.76m)

### Wet Room

### Tenure

Freehold

### Council Tax Band

E

### EPC - C

### Services

Mains gas, electric, water & drainage, There is a water meter. Broadband - The current supplier is Vodafone. Mobile - There are no known issues with mobile phone coverage using the vendors current supplier. You are advised to refer to the Ofcom Checker for more information regarding Mobile signal & mobile coverage.

