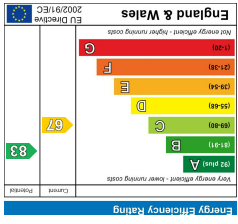


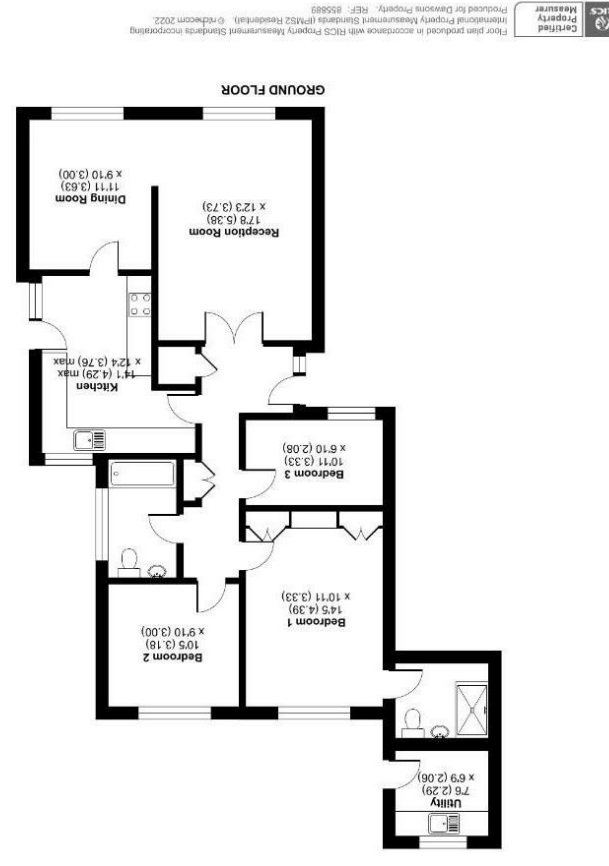
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.



EPC



AREA MAP



Foxhole Drive, Southgate, Swansea, SA3
 Approximate Area = 1091 sq ft / 101.3 sq m (excludes utility)
 For identification only - Not to scale



FLOOR PLAN



28 Foxhole Drive
 Southgate, Swansea, SA3 2BZ
Asking Price £535,000



GENERAL INFORMATION

We are delighted to offer for sale this immaculate three bedroom detached bungalow, completely renovated to a high standard, in one of Southgate's most desirable addresses. The property is ideally situated close to cliff path walks, Pennard golf club and local beaches. The property briefly comprises: entrance hall, L - shaped lounge/dining room, kitchen, three bedrooms, master benefitting from en-suite, family bathroom and a utility room to the rear of the garage. Externally to the front is a gated driveway leading to the garage with electric door. To the rear is an enclosed garden laid to lawn with patio seating area and raised beds. Viewing is highly recommended to appreciate the standard of accommodation on offer and sought after location. EPC - D. Freehold. Council Tax Band - F.

FULL DESCRIPTION

Entrance

Enter via double glazed composite door into:

Hallway

Solid oak flooring. Built in storage cupboard. Radiator. Coved ceiling. Rooms off. French doors through to:

Lounge

17'8 x 12'3 (5.38m x 3.73m)

Double glazed windows to front and side providing an abundance of natural light, creating a bright and airy feel. A wood burning stove set on a slate hearth is a charming focal point and adds character to the room. Radiator. Coved ceiling. Solid oak flooring. Archway through to:

Dining Room

11'11 x 9'10 (3.63m x 3.00m)

Double glazed window to front. Space to accommodate large dining table. Radiator. Coved ceiling. Solid oak flooring. Door to:

Kitchen

14'1 @ max x 12'4 @ max (4.29m @ max x 3.76m @ max)

Double glazed door to side along with double glazed windows to side and rear. Fitted with a range of wall and base units with complementary work surfaces over, incorporating stainless steel bowl and a half sink and drainer unit with mixer tap. Integrated 'Neff' appliances include four ring gas hob with stainless steel chimney style extractor above, eye level double oven, fridge/freezer and dishwasher. Part tiled walls and tiled flooring.

Bedroom One

14'5 x 10'11 (4.39m x 3.33m)

Double glazed window to rear. Fitted wardrobes. Radiator. Coved ceiling. Door into:



En-suite

Three piece suite comprising low level W.C., wash hand basin set over vanity unit and double walk in shower cubicle housing rainfall shower. Wall mounted chrome towel heater. Part tiled walls and tiled flooring.

Bedroom Two

10'5 x 9'10 (3.18m x 3.00m)

Double glazed window to rear. Radiator. Coved ceiling.

Bedroom Three

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

Double glazed window to front. Radiator. Coved ceiling.

Bathroom

Double glazed frosted window to side. Three piece suite comprising low level W.C. with concealed cistern and wash hand basin both set within a vanity unit along with a panel bath with hand held shower attachment over. Wall mounted chrome towel heater. Part tiled walls and tiled flooring.

Garage

Benefitting from power supply, lighting and water.

Utility Room (located behind garage)

7'6 x 6'9 (2.29m x 2.06m)

Double glazed window to rear. Base unit with work surface over incorporating stainless steel sink and drainer unit with mixer tap. Space and plumbing for washing machine and tumble dryer. Built in storage cupboards. Wall mounted chrome towel heater. Tiled splash back and tiled flooring.

External

To the front of the property is a spacious tarmac driveway leading to garage providing ample off road parking. The remainder of the garden is laid to lawn, bordered with a variety of mature plants and shrubs. To the rear a paved patio terrace lies adjacent to the property, offering the perfect setting to sit and relax and to enjoy a spot of al fresco dining. The remainder of the well maintained garden is laid to lawn, bordered with raised flower beds which boast a plethora of colour flowers, plants and shrubs. To the side is a conveniently located storage shed. Fully enclosed to all sides, enjoying a good degree of privacy.

Tenure

Freehold

Services

Mains gas, electric, drainage & water (Metered)
Broadband is currently with Plusnet. Please refer to Ofcom checker for further information.
The current sellers have advised there are no known restrictions or issues with mobile coverage. Please refer to Ofcom checker for further information.

