



62 Southgate Road, Southgate, Swansea, SA3 2DH
£695,000

An opportunity to purchase a delightful and spacious, detached three bedroom house, with a one bed roomed annexe attached. The property is located within the picturesque location of Southgate, situated to enjoy cliff top walks along one of Britain's designated areas of natural outstanding beauty, with sandy beaches and interesting coves all just a stroll away. The accommodation briefly comprises: three bedrooms, lounge, dining room, kitchen, utility room, shower room and family bathroom. The property also benefits from a granny annexe comprising: one generous sized bedroom, lounge/dining room open plan into modern kitchen area. Externally the property is set within enclosed good size gardens with a drive way offering ample parking for several cars. Viewing is highly recommended, No onward chain. The Property has approved outline planning for a Detached Dwelling (Ref -2018/0529/OUT)

£695,000



Entrance

Entrance through double glazed front door into porch area with tiled flooring door into:

Hallway

Frosted glass double glazed window. Coving to ceiling. Understairs storage cupboard. Further built-in storage cupboard. Laminate wood effect flooring. Under the current flooring the seller has advised us that there is Herringbone parquet flooring. Stairs to first floor. Rooms off to:

Hallway

Frosted glass double glazed window. Coving to ceiling. Understairs storage cupboard. Further built-in storage cupboard. Laminate wood effect flooring. Under the current flooring the seller has advised us that there is Herringbone parquet flooring. Stairs to first floor. Rooms off to:

Dining/Sitting Room 12'11 x 12'02 (3.94m x 3.71m)

Three double glazed windows to side and front. Two radiators. Laminate wood effect flooring. Under the current flooring the seller has advised us that there is Herringbone parquet flooring. Coving to ceiling. Plate Rack. Open fire with brick surround. Door leading into:

Kitchen 10'03 x 11'09 (3.12m x 3.58m)

Fitted with a range of base and wall units with work surfaces over. Sink with drainer unit and mixer tap over. Integrated dishwasher. The main focal point to the kitchen is the beautiful feature AGA set into a brick recess with wooden surround. Built in recess offering shelving and space for Fridge. Vinyl flooring. Door leading into:

Second Hallway

Wood flooring. And further door leading into Granny annex. Door into:

Utility Room 7'05 x 5'09 (2.26m x 1.75m)

Space for washing machine and tumble dryer. Wood flooring. Wall mounted Baxi boiler. Double glazed frosted glass door leading to gardens. Door leading into:

Wet Room 6'03 x 5'07 (1.91m x 1.70m)

Three piece suite comprising: shower, WC and wash hand basin. Electric Wall mounted chrome towel rail. Coving to ceiling. Party tiled walls. Tiled flooring. Frosted glass double glazed window to rear.

Stairs to First Floor

Landing Area 10'07 x 10'01 (3.23m x 3.07m)

Double glazed frosted glass window to side. Access to attic. Built in airing cupboard housing hot water tank. Rooms off:

Bedroom One 13'00 x 14'04 (3.96m x 4.37m)

Double glazed window to front. Laminate wood effect flooring. Coving to ceiling. Built in sliding door wardrobes with ample shelving and hanging space. Radiator.

Bedroom Two 12'00 x 12'11 (3.66m x 3.94m)

Double glazed window to front. Coving to ceiling. Built in sliding door wardrobes with ample hanging space and shelving. Radiator

Bedroom Three 9'05 x 10'02 (2.87m x 3.10m)

Double glazed window. Coving to ceiling. Radiator.

Bathroom 8'00 x 6'09 (2.44m x 2.06m)

Two piece suite comprising Jacuzzi bath with mains shower over. Wash hand basin built into vanity unit. Fully tiled walls. Chrome towel heater. Frosted glass replaced window.

Cloakroom

Frosted glass double glazed window. WC. Party tiled walls.

Annexe

Entrance

Entrance through double glazed front door into:

Porch

Double glazed frosted glass window. Radiator. Laminate wood effect flooring. Window seat. Door into:

Lounge/Dining Area 19'09 x 10'08 (6.02m x 3.25m)

Two double glazed window to front. Two radiators. Laminate flooring. Archway into kitchen area. There is also access to the main house from this room.

Kitchen 7'07 x 8'05 (2.31m x 2.57m)

Fitted with a range of base and wall units with work surfaces over. Stainless steel sink with drainer unit and mixer tap over. Space for fridge. Electric oven. Four ring electric hob with extractor hood over. Rooms off:

Utility Room 5'05 x 6'02 (1.65m x 1.88m)

Tiled flooring. Work surface with space for washing machine and tumble dryer. Sink with drainer unit and mixer tap over. Worcester wall mounted boiler. Double glazed door leading to garden.

Second Hallway

Radiator. Rooms off

Bedroom One 12'01 x 16'02 (3.68m x 4.93m)

Double glazed window to front. Two radiators.

Shower Room 6'06 x 9'01 (1.98m x 2.77m)

Three piece suite comprising: shower cubicle with mains shower over, wash hand basin and WC. Frosted glass double glazed window. Radiator.

Externally

Front

To the front is a driveway providing ample parking and secured with electric wooden gates.

Rear

The property is encompassed in a variety of external area's including level enclosed lawns, patio's, allotment and summer house.

