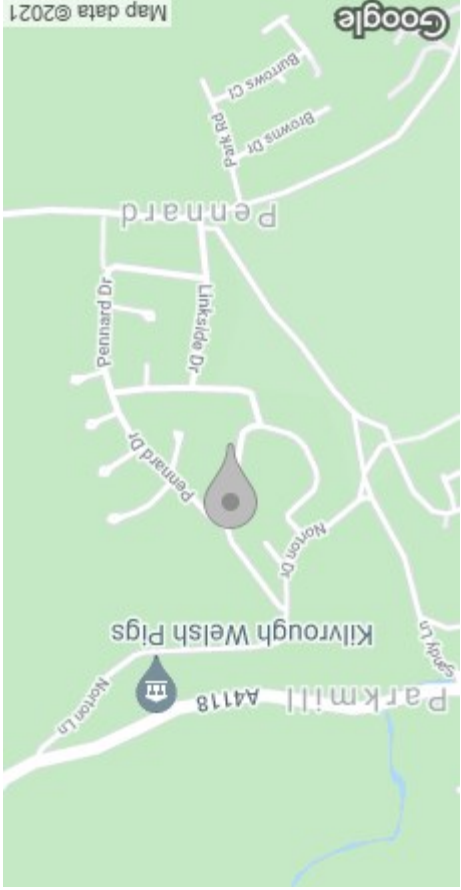


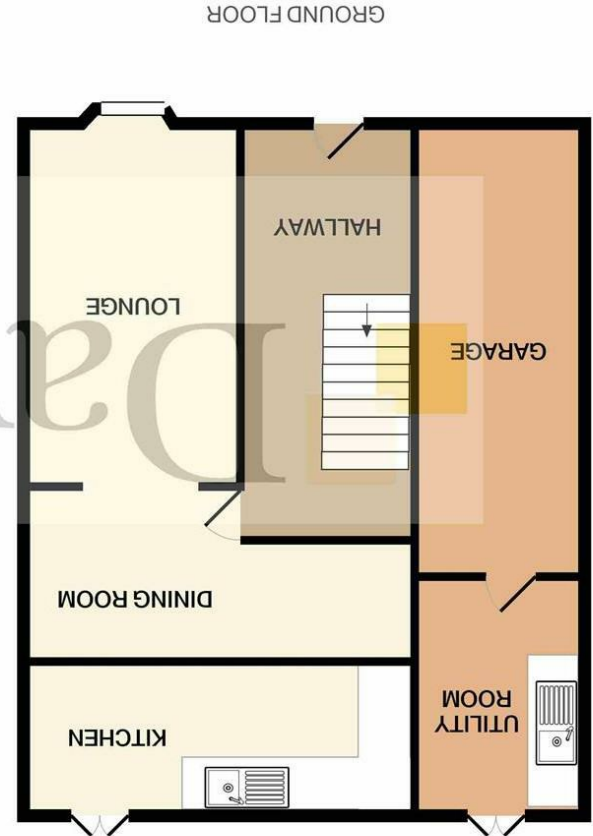
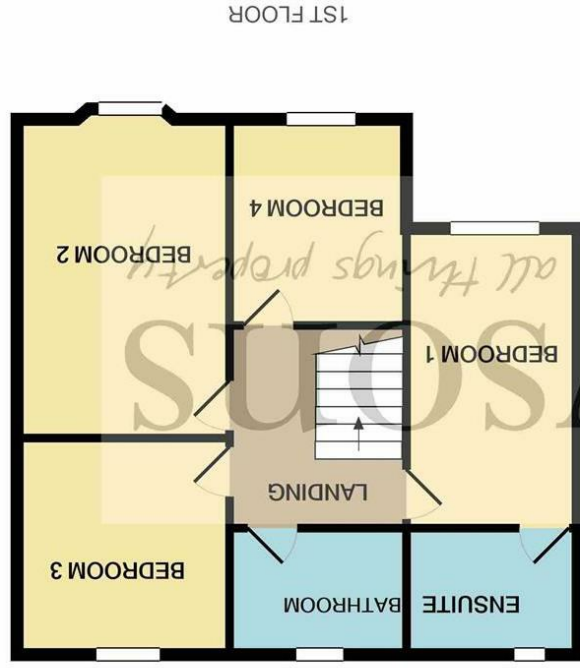
EPC



AREA MAP

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.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2020



FLOOR PLAN



21 Three Cliffs Drive
 Southgate, Swansea, SA3 2BN
 Asking Price £295,000



GENERAL INFORMATION

We offer for sale this spacious four bedroom semi detached house in the desirable village of Southgate. The property enjoys a fantastic location, situated on a quiet road within walking distance of Three Cliffs Bay, Pennard Golf Club and Pennard Primary School and with easy access to the many other beautiful beaches and walks that the Gower has to offer. The property offers a garage and off road parking for a number of vehicles to the front and an established garden to the rear. This versatile accommodation and is bright and spacious throughout and although in need of some modernising, EPC - C.

FULL DESCRIPTION

Entrance Hall

Enter via entrance door, stairs to first floor, storage cupboard, coving to ceiling, radiator, door to

Lounge

14'03" into bay x 9'3" (4.34 into bay x 2.82)

Double glazed bay window to front, fireplace, coving to ceiling, radiator.

Dining Room

14'03" x 15'09" (4.34 x 4.80)

Coving to ceiling, radiator.



Kitchen

15'09" x 8'10" (4.80 x 2.69)

Double glazed window and double doors to rear, range of wall and base units with worktops over, stainless steel sink with mixer tap, integrated oven and hob, tiled splash back, coving to ceiling, tiled flooring, radiator.

Utility Room

13'8" x 8'6" (4.17 x 2.59)

Double glazed door to rear, fitted with base units with worktops over, stainless steel sink with mixer tap, tiled flooring, radiator.

Garage

19'11" x 8'9" (6.07 x 2.67)

With up and over door.

First Floor

Loft access, doors to:

Bedroom 1

14'4" x 8'6" (4.37 x 2.59)

Double glazed window to front, coving to ceiling, radiator.

Ensuite

Double glazed window to rear, shower, WC, wash hand basin, coving to ceiling, tiled walls and flooring, towel rail.

Bedroom 2

14'05" into bay x 9'4" (4.39 into bay x 2.84)

Double glazed bay window to front, coving to ceiling, radiator.

Bedroom 3

12'0" x 9'4" (3.66 x 2.84)

Double glazed window to rear, coving to ceiling, radiator.

Bedroom 4

8'0" x 6'0" (2.46 x 1.83)

Double glazed window to front, radiator.

Bathroom

Double glazed window to rear, bath, WC, wash hand basin, tiled walls and flooring, radiator.

Externally

To the front of the property is a driveway leading to the garage. To the rear of the property is a tiered garden laid mainly to lawn, there is also a decked area with a storage shed.

Tenure

Freehold

