



11 East Cliff
Southgate | Swansea | SA3 2AS

FINE & COUNTRY

II East Cliff

A 5-bedroom property superbly positioned on the edge of East Cliff, Southgate, sitting right above the beautiful Hunts Bay with rare and exciting renovation opportunity. With panoramic views overlooking Three Cliffs, Oxwich, Somerset, and Gower country sides wonderful to look at whatever the weather. Situated off a glorious quiet coastal road and surrounded by lovely mature gardens. This stunning location is steps away from coastal walks which explores the breath-taking Gower Peninsula.

You will enter the property via a wooden double gate and long driveway which will guide you through the grounds to a superb detached family home. This will then take you into the charming entrance hallway.

Step inside

You enter a welcoming, generously sized, bright and airy hallway. It has large built-in storage with hanging rails. Light floods into the hallway through the large feature window to rear, halfway up the open floating wooden staircase. Let's ascend to the living area which is situated on the first floor to make the most of the magnificent views.



Lounge

Leading off from a pleasant and light, galleried landing you will enter the lounge. An inviting large room with wooden flooring and floor to ceiling windows overlooking picturesque views of Oxwich, Three Cliffs and Somerset. Floor to ceiling patio sliding door leading to a balcony which wraps around the lounge, with a glass balustrade enhancing the view of the garden. The window to the rear overlooks the beautiful Gower countryside.

Kitchen/Diner

The kitchen is situated to the front of the property with 2 large windows overlooking Gowers finest. A huge dining area, perfect for sitting and dining with friends and family. It has a large fitted modern kitchen with wooden flooring and lit up by numerous spotlights. The kitchen includes integrated fridge freezer, Neff microwave, oven and grill, Neff electric 4 ring hob, AEG ultra-modern extractor, dish washer, wine cooler and double sunken sink with integrated draining board.





Master en-suite bedroom

An extremely bright and airy master bedroom which is situated to the rear of the property with a huge window overlooking beautiful countryside. It has a large built-in wardrobe, spot lit work area located in the corner of the room and en-suite bathroom. The spot lit en-suite houses a walk-in shower, free standing bath, W/C, wash basin with fitted storage underneath, heated towel rail, frosted window to rear and access out to the landing.

Sitting room

Descending to the ground floor you have a light and welcoming sitting room. With a generous window to rear and large floor to ceiling patio sliding door which will take you out into the striking garden.

Bedroom two

A good size double, carpeted bedroom with a sizable front facing window overlooking beautiful views.

Utility/Laundry room

Leading off from the entrance hall you have a utility/laundry room with a good size window overlooking the gorgeous garden with high gloss cream kitchen units with a single stainless-steel sink, heated towel rail, room for 1 undercounter appliance and a free-standing appliance if desired.



Bedroom three

A good size carpeted double bedroom situated to the front of the property with a window overlooking the garden.

Bedroom four

Another good size carpeted double bedroom which is situated to the rear of the property.

Bedroom five

A light and airy sizable double bedroom with carpet and a large window to the side of the property, built in wardrobe and en-suite. The en-suite houses a fitted bath with shower unit, WC and whand basin.

Family Bathroom

The family bathroom room, servicing bedroom three and four has a fitted hand basin with storage underneath, WC and walk in shower.



Step outside

Let's step outside and explore the external features this property has to offer. With panoramic views surrounding the property and only metres away from coastal footpaths. You approach as already mentioned through a private, double wooden gate and long drive which will guide you into the grounds of a striking mature landscaped garden. The grounds also house a desirable lawn area, triple good size garages with manual up and over door; 2 large stables with a feed room all with electricity, heated family swimming pool, green house and solar panels.



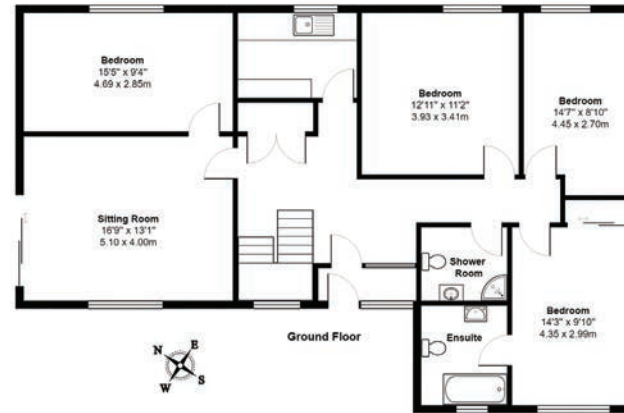
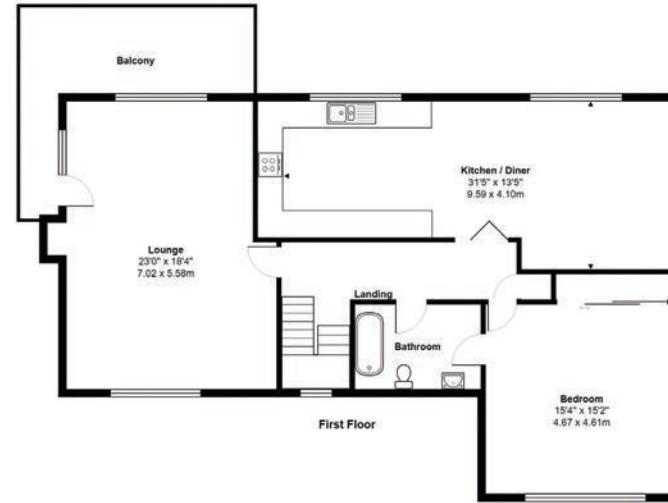
Local Area

Considered to be among one of the best coastlines in the world, the Gower Peninsula was the first place to be designated as an Area of Outstanding Natural Beauty with breath taking coastal walks, interesting coves to explore and beautiful beaches regularly awarded the coveted Blue Flag.

The property is a very short walk to Foxwhole Cove and Hunts Bay with and with a slightly longer walk you can reach both Pobbles and Three Cliffs bay which has been awarded the accolade of Britain's Best Beach. The impressive Pennard Golf Club is a short walk away with a lovely restaurant and bar. Southgate also has a few locally run amenities including a pub, and coffee shop which also serves as a gallery, post office and convenience store.

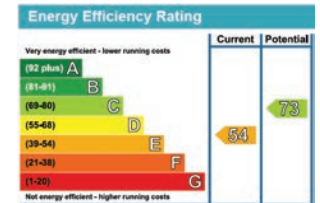
The charming coastal village of Mumbles is within close proximity and offers a full array of quality restaurants and unique boutiques. Mumbles village is popular with families due to the beautiful parks, award winning beaches and gardens, with excellent school catchments.

Alongside our award-winning beaches, scenic coastal paths and Marina we are blessed with great sporting facilities, shopping, theatres, galleries University, championship golf courses and a full array of water sport activities to enjoy. Swansea offers a direct link to London and Cardiff International Airport is approximately a 45 minutes' drive away.



Approximate Total Area: 2529 ft² ... 235.0 m² (excluding balcony)

All measurements are approximate and for identification purposes only. We have made every effort to ensure that measurements and details are accurate. However, they are only an approximate general guide and the property details cannot be guaranteed for accuracy and as such they should be checked by a solicitor prior to any contract. © Selpac 2019



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