

55 Southgate Road,
Southgate, Swansea,
SA3 2DA

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Offers Over
£800,000



Nestled within the sought after village of Southgate on the Gower Peninsula, this detached home enjoys an enviable setting close to spectacular coastline, beautiful beaches and scenic walking routes. With local cafés, village amenities and well regarded schools nearby, the area offers a wonderful balance of community, countryside and coastal living, while Swansea city centre remains within easy reach.

Offered for sale with no onward chain, the property presents an excellent opportunity for those looking to create a home tailored to their own style. Requiring updating throughout, it offers generous accommodation and significant potential. Property sits on a rare double plot stretching from Southgate Road to Easterfield Drive behind.

The ground floor comprises a porch, dining room, sitting room/bedroom four, shower room, third bedroom, lounge, conservatory, kitchen and breakfast room. Upstairs are two further bedrooms and a family bathroom.

Outside, a private driveway provides parking for two to three vehicles, complemented by a lawned front garden with a variety of established flowers, trees and shrubs. Side access leads to the rear garden, where further lawns, mature planting, a detached greenhouse and a patio seating area create an attractive outdoor space. A detached garage, accessed from Eastfield Drive, adds further practicality.

A wonderful opportunity to acquire a detached home in one of Gower's most desirable villages, offering space, flexibility and outstanding potential in a highly regarded coastal location.



Entrance

Via a double glazed PVC door into the porch.

Porch

With a double glazed window to the front. Stained glass hardwood door into the dining room.

Dining Room

14'11" x 12'2"

With stairs to the first floor. Double glazed window to the front. Radiator. Stained glass hardwood door to the sitting room/bedroom four. Stained glass hardwood door to the rear hall. Feature fireplace. Wood flooring.

Sitting Room/Bedroom Four

15'0" x 12'2"

Set of double glazed windows to the front. Set of double glazed windows to the side. Radiator. Wood flooring. Feature fireplace.

Rear Hall

Stained glass hardwood door to the breakfast room. Stained glass hardwood door to the lounge. Stained glass hardwood door to the shower room. Stained glass hardwood door to bedroom three. Doors to storage cupboard. Radiator.

Shower Room

6'9" x 8'9"

Frosted double glazed window to the rear. Suite comprising; walk in shower. WC. Wash hand basin. Radiator. Tiled floor. Tiled walls.

Breakfast Room

10'2" x 7'9"

Double glazed window to the rear. Radiator. Tiled floor. Opening to the kitchen.

Kitchen

10'6" x 12'1"

With a double glazed window to the rear. Frosted double glazed PVC door to the rear porch. The kitchen is fitted with a range of base and wall units. Running work surface incorporating a one and a half bowl stainless steel sink and drainer unit. AGA cooker. Space for washing machine. Space for fridge freezer.

Lounge

22'5" x 15'11"

Frosted double glazed window to the side. Double glazed sliding door to the conservatory. Two radiators. Feature fireplace.

Conservatory

10'10" x 14'9"

Set of double glazed windows to the rear garden and two three PVC double glazed doors leading out to the rear garden. Tiled floor.

Bedroom Three

14'0" x 12'10"

Set of double glazed windows to the front. Radiator.



First Floor

Landing

Velux roof window to the rear. Radiator. Door to airing cupboard. Door to bathroom. Doors to bedrooms one and two.

Bathroom

9'0" x 11'3"

Set of frosted double glazed windows to the side. Bathroom suite comprising; bathtub. WC. Wash hand basin. Radiator. Tiled floor. Tiled walls. Door to airing cupboard. Door to eaves storage.

Bedroom One

12'9" x 16'10"

Set of double glazed windows to the front. Velux roof window to the rear. Radiator. Door to storage cupboard. Door to walk-in wardrobe.

Bedroom Two

10'5" x 13'3"

Set of double glazed windows to the front. Radiator.

External

Another Aspect

Aerial Aspect

Front

Private driveway parking for two to three vehicles. Lawned garden home to a variety of flowers, trees and shrubs. Side access to the rear garden.

Rear

Lawn garden again home to a variety of flowers, trees and shrubs. Detached greenhouse. Patio seating area. Detached garage which is accessed via Eastfield Drive at the rear.

Detached Garage

23'4" x 13'6"

Via a 'up and over' door. Power and light. Two frosted glazed windows to the side. Located behind the garage you also have a work shop area which has a frosted glazed window to the side and two frosted glazed windows to the front (potential subject to planning to be converted).

Services

Mains electric. Mains sewerage. Mains water. Mains Gas. Broadband type - ultrafast fibre. Mobile phone coverage available with EE & O2.

Council Tax Band

Council Tax Band - F

Tenure

Freehold.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Total area: approx. 203.3 sq. metres (2158.9 sq. feet)

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