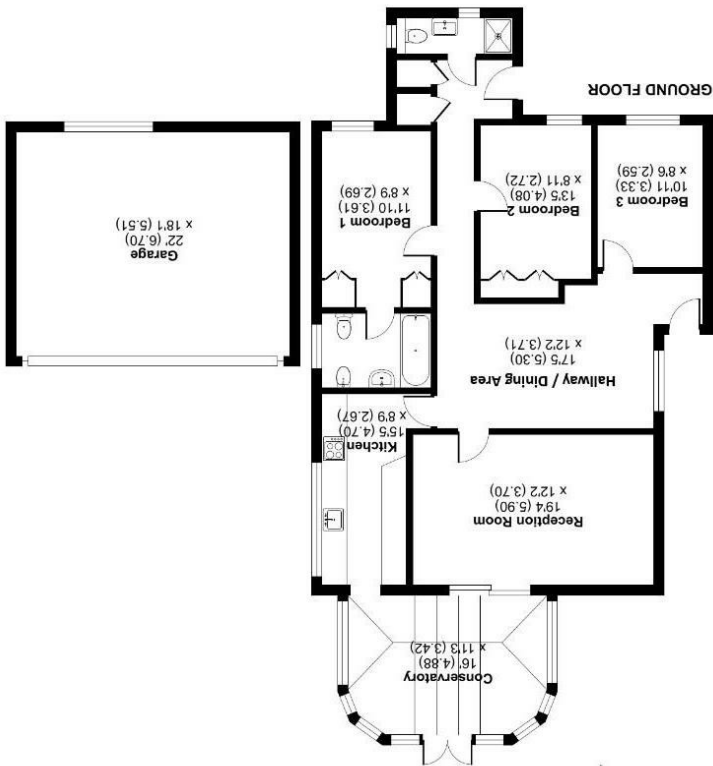


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, (Approved for Dawson's Property, REF: 136829)
Produced for Dawson's Property, REF: 136829

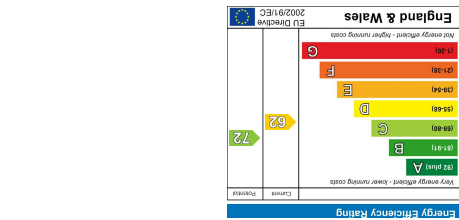


Southgate Road, Southgate, Swansea, SA3

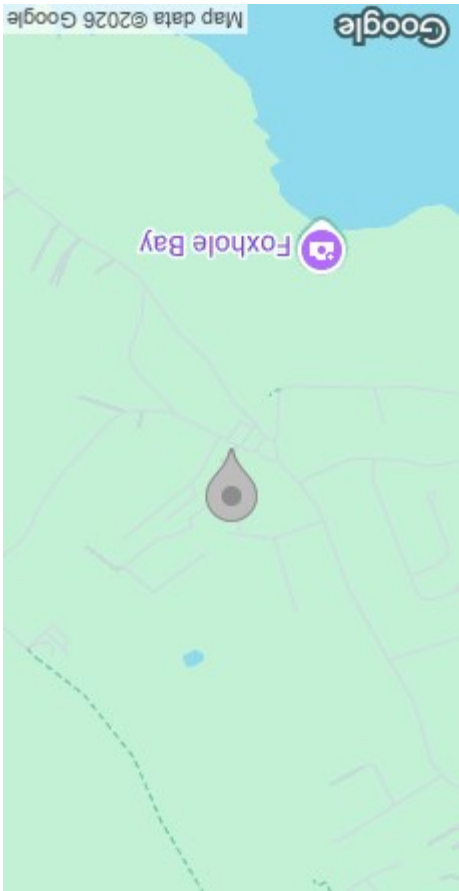
Approximate Area = 1312 sq ft / 121.8 sq m
Garage = 397 sq ft / 36.8 sq m
Total = 1709 sq ft / 158.6 sq m

For identification only - Not to scale

FLOOR PLAN



EPC



AREA MAP



83 Southgate Road
Southgate, Swansea, SA3 2DH
Offers Over £750,000

3 2 3 D

GENERAL INFORMATION

Set in one of Southgate's most sought-after coastal addresses, this immaculate detached three-bedroom bungalow offers a rare opportunity to acquire a home with breath-taking, uninterrupted sea views across the Gower coastline. Perfectly positioned to capture the ever-changing coastal panorama, this property combines peace, privacy, and potential in equal measure.

The accommodation is light-filled and thoughtfully laid out, comprising a welcoming entrance hall, spacious reception rooms, and a conservatory that opens directly onto the garden, framing the spectacular sea outlook. The kitchen provides a functional workspace with plenty of potential for modernisation, while the house bathroom and separate shower room offer practical convenience.

There are three generous bedrooms, each offering pleasant garden or sea aspects, making this home ideal for those seeking comfortable single-level living in a premier coastal setting.

Externally, the property sits within beautifully maintained front and rear gardens, designed to complement the surrounding landscape and take full advantage of the views. A large driveway provides ample off-road parking and leads to a detached garage, adding practicality to this desirable home.

While presented in immaculate condition, the interior offers an exciting opportunity for a discerning buyer to modernise and create a truly bespoke coastal residence in one of Swansea's most exclusive postcodes.

Situated moments from the coastal paths, beaches, and village amenities of Southgate, this exceptional bungalow offers the perfect blend of coastal living and village charm—a home to enjoy today and enhance for the future.

FULL DESCRIPTION

Entrance

Hallway / Dining Area
17'5 x 12'2 (5.31m x 3.71m)

Reception Room
19'4 x 12'2 (5.89m x 3.71m)

Conservatory
16' x 11'3 (4.88m x 3.43m)

Kitchen
15'5 x 8'9 (4.70m x 2.67m)

Bedroom 1
11'10 x 8'9 (3.61m x 2.67m)

Ensuite

Bedroom 2
13'5 x 8'11 (4.09m x 2.72m)



Bedroom 3
10'11 x 8'6 (3.33m x 2.59m)

Shower Room

Parking
Parking is available via the driveway and garage.

Garage
22' x 18'1 (6.71m x 5.51m)

Tenure
Freehold

Council Tax Band
F

EPC - D

Services
Main gas, electric & water.
There is a septic tank and soakaway located to the rear of the property shared with the neighbouring property.

