75 Linkside Drive

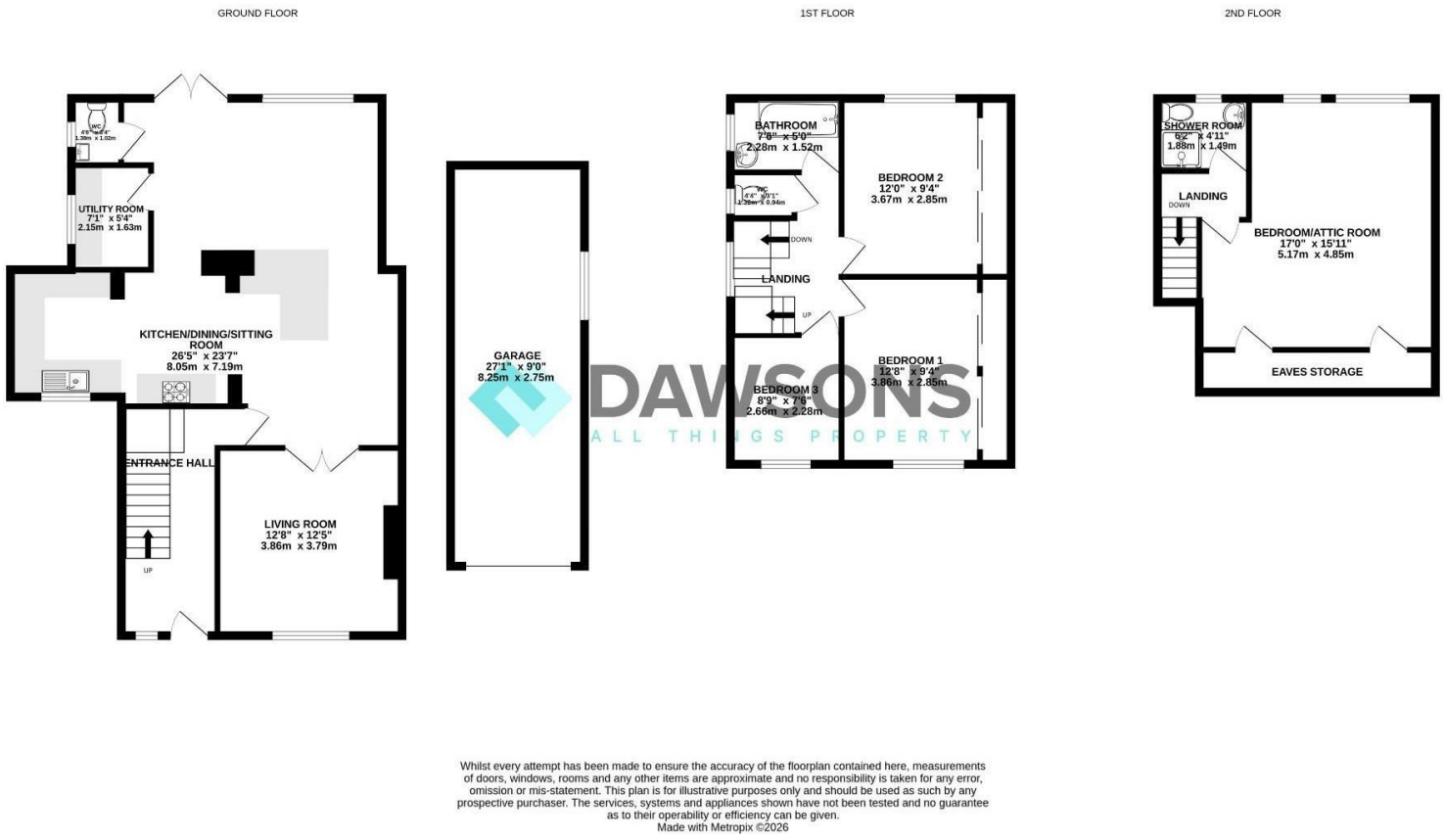
Southgate, Swansea, SA3 2BS

Offers Over £400,000

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FLOOR PLAN

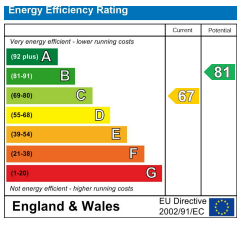


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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AREA MAP



EPC



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.

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GENERAL INFORMATION

Situated in the highly sought-after village of Pennard, this beautifully presented four-bedroom semi-detached family home occupies a generous plot and is ideally located within easy reach of the renowned Southgate beach and the breathtaking Gower coastline.

The property has been thoughtfully extended and improved to create spacious and versatile accommodation throughout. The ground floor features a welcoming entrance hall, a bright and comfortable living area, a superb extended kitchen providing an excellent space for family living and entertaining, together with a useful utility room and cloakroom/WC.

To the first floor are three well-proportioned bedrooms, wc and bathroom. The accommodation is further enhanced by an attic conversion, which houses the fourth bedroom and provides a spacious and private retreat plus an additional shower room, ideal for a growing family.

A particular feature of the property is the exceptionally large, level rear garden, offering an ideal environment for families, outdoor entertaining, and gardening enthusiasts. To the front and side, a driveway and garage provides convenient off-road parking.

Combining generous living space, a substantial garden, and a prime coastal village location, this outstanding home represents a rare opportunity to acquire a family property in one of Gower's most desirable settings. Pennard and Southgate offer an excellent range of local amenities, highly regarded schools, scenic cliff-top walks, and easy access to some of the area's most celebrated beaches.

Viewing is highly recommended to fully appreciate the size, location, and lifestyle opportunity this superb home has to offer.



FULL DESCRIPTION

Entrance Hall

Living Room
12'8 x 12'5 (3.86m x 3.78m)



Kitchen / Dining / Sitting Room
26'5 x 23'7 (8.05m x 7.19m)

Utility Room
7'1 x 5'4 (2.16m x 1.63m)

Wc

Stairs To First Floor

Landing

Bedroom 1
12'8 x 9'4 (3.86m x 2.84m)



Bedroom 2
12' x 9'4 (3.66m x 2.84m)









Bedroom 3
8'9 x 7'6 (2.67m x 2.29m)

Bathroom

Wc

Stairs To Second Floor

Landing

Bedroom / Attic Room
17' x 15'11 (5.18m x 4.85m)

Shower Room

Parking
Off road parking is available via the driveway and garage to the front of the property.

Garage
27'1 x 9' (8.26m x 2.74m)

Tenure
Leasehold - 999 year lease
Lease Start Date 24/06/1960 - Lease End Date 24/06/2959
Lease Term Remaining 933 years
Ground rent £6 per annum

Council Tax Band
F

EPC - D

Services
Mains gas, electric, water (billed) & drainage.
Fibre Broadband is available at this property via BT. Please refer to the Ofcom checker for further coverage information.
Current owners are not aware of any issues or restrictions for mobile phone coverage and are currently using Vodafone. Please refer to Ofcom checker for further information.





