19 Browns Drive

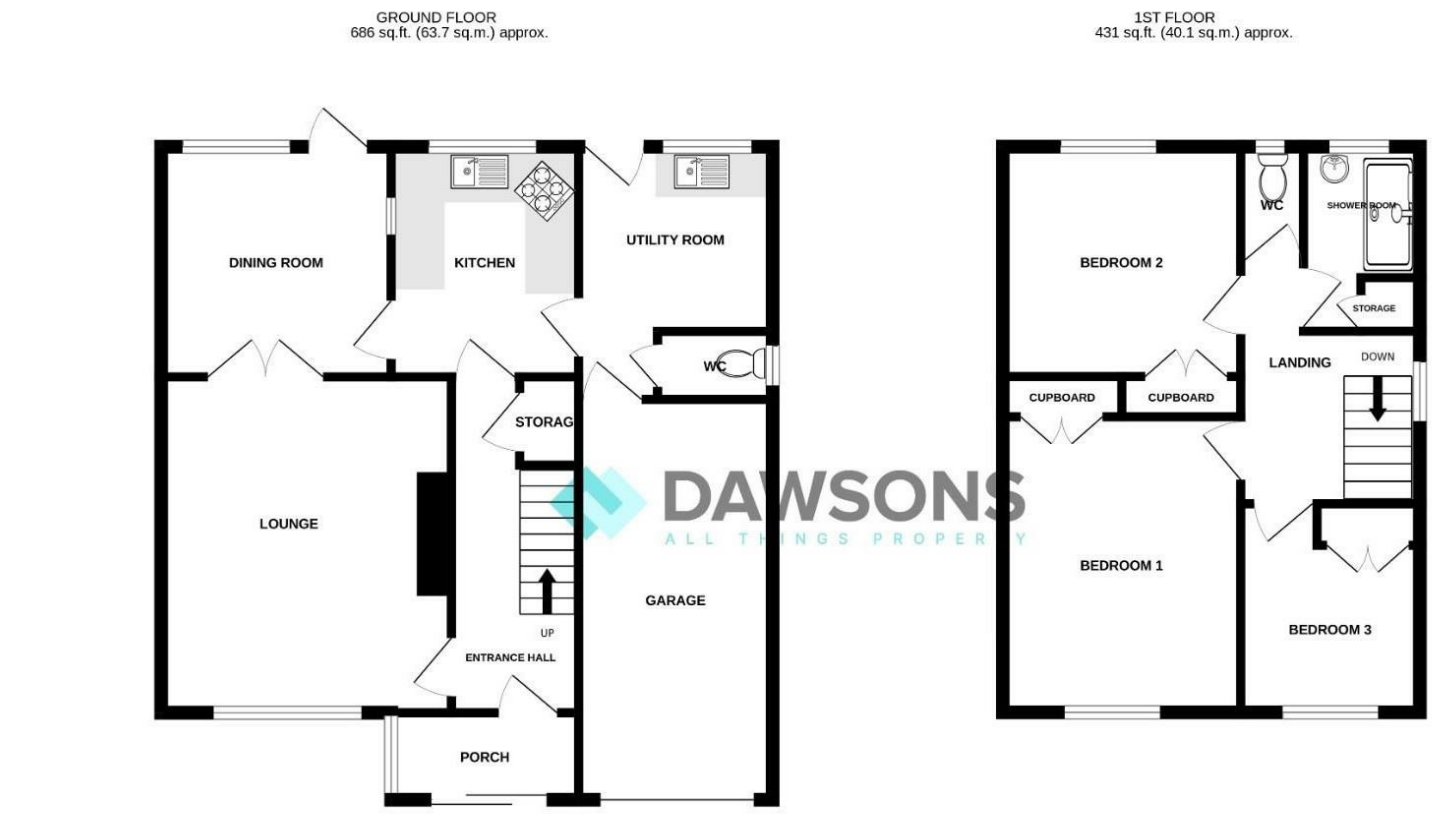
Southgate, Swansea, SA3 2AE

Asking Price £250,000

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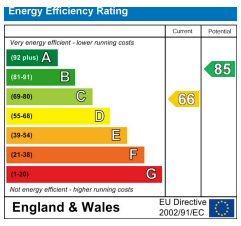
FLOOR PLAN



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 a popular residential location within Southgate, this three-bedroom semi-detached property offers an excellent opportunity for those looking to modernise and create a home to their own specification. Positioned on a quiet cul-de-sac and conveniently located for Southgate's stunning coastline, local beaches, cliff top walks and a range of nearby amenities, the property also falls within the catchment areas for Bishopston Comprehensive School and Pennard Primary School.

The accommodation briefly comprises an entrance porch leading into a welcoming hallway, with stairs rising to the first floor and doors providing access to the principal ground floor rooms.

To the ground floor, there is a lounge which opens through to a dining area, together with a separate kitchen, utility room and WC. To the first floor are three bedrooms and a family bathroom.

Externally, the property benefits from a gated driveway providing parking for several vehicles, together with a garage, offering useful additional storage and parking facilities. To the rear is a level, lawned garden with side access, providing an attractive outdoor space with plenty of scope for landscaping and improvement.

The property is in need of complete modernisation throughout and would suit buyers seeking a renovation project, offering considerable scope to update, remodel and create a contemporary family home in a highly desirable coastal location.



FULL DESCRIPTION

Porch

Entrance Hall

Lounge
14'4 x 12'5 (4.37m x 3.78m)

Dining Room
9'10 x 9'10 (3.00m x 3.00m)

Kitchen
9'10 x 8' (3.00m x 2.44m)

Utility Room
10'10 x 8'4 (3.30m x 2.54m)

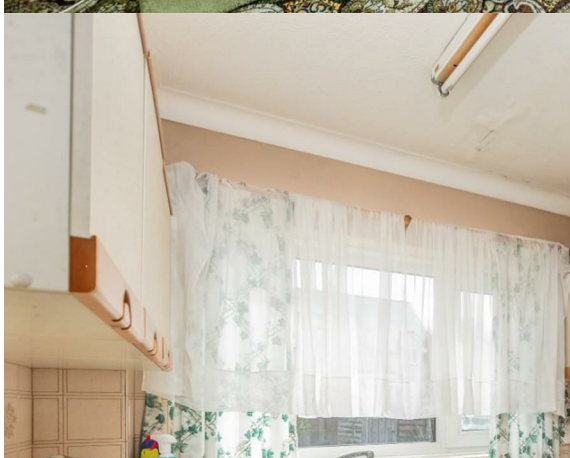
Wc

Stairs To First Floor

Landing











Bedroom 1
12'8 x 10'2 (3.86m x 3.10m)

Bedroom 2
10'2 x 9'10 (3.10m x 3.00m)

Bedroom 3
8'11 x 7'8 (2.72m x 2.34m)

Wc

Shower Room



Parking
Gated driveway parking for several vehicles and an integral garage.

Integral Garage
17'1 x 8'3 (5.21m x 2.51m)

Tenure - Freehold

Council Tax Band E

EPC - D

Services
Mains, gas, electric, water & drainage.. You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm.





