

16 Woollacott Drive,
Newton, Swansea,
SA3 4RR

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Offers Over
£550,000



Welcome to this beautifully designed modern family home, set in a quiet and highly desirable Newton location. Combining contemporary style with practical living, it offers generous space, a landscaped south-facing garden, and excellent links to nearby schools and amenities—making it a superb choice for family life.

At the heart of the home is an expansive open-plan kitchen, and dining area, finished to a sleek contemporary standard and opening seamlessly to the outdoors. A generous lounge offers a welcoming retreat, while a versatile snug provides the perfect setting for a study, media room or playroom.

Upstairs, four well-proportioned bedrooms enjoy ample storage and natural light, with the fourth bedroom benefitting from access to an impressive private balcony.

The rear garden has been thoughtfully landscaped, with a spacious patio and decking area ideal for alfresco dining, entertaining and summer gatherings. A driveway and garage provide secure parking and additional storage.

Within the catchment for Newton Primary and Bishopston Comprehensive, and close to local shops, Mumbles village and Swansea Bay, this home combines a peaceful cul-de-sac position with everyday convenience.



Porch

Double glazed windows to front and door to hallway

Entrance

Via a frosted double glazed door

Hallway

With radiator, stairs to the first floor and door to open plan kitchen.

Lounge

13'8" x 12'11"

Double glazed bay window to front. Radiator and feature fireplace with Wood burner set on tiled hearth.

Open Kitchen/Dining Room

10'6" x 31'2"

Beautifully appointed kitchen fitted with a range of base and wall units. With marble work tops and a ceramic sink.

WC

5'8" x 2'5"

WC with wash basin

Study

20'1" x 8'11"

Two windows to side, window to front.

Snug

10'10" x 10'6"

Opening to snug from open plan kitchen breakfast area.

Conservatory

12'10" x 10'7"

Window to rear, two windows to side, three windows to front, two patio doors, patio doors to garden.

Landing

Spacious and light landing area

Bathroom

5'11" x 6'10"

Modern bathroom, with window to rear and door to Storage cupboard.

Bedroom One

12'9" x 12'9"

Window to front, fitted wardrobes with mirrored sliding doors.

Bedroom Two

11'0" x 12'9"

Large double glazed window, modern double doors to fitted wardrobes.



Bedroom Three

8'1" x 9'2"
Double bedroom

Bedroom Four

8'0" x 8'7"
Set of double glazed doors to the front, leading to a private balcony area.

Balcony

Balcony

Rear Garden

Landing

Terraced sitting area

South facing, stylish, terraced sitting area

Rear Garden

Large private garden

Rear Garden

Decking Area

Second seated area in garden

Aerial View Shot

Close proximity to local beaches, including Langland and Caswell.

Second Decking Area

Shed

Storage shed

Garage

Large Garage

Rear Garden

Council Tax Band

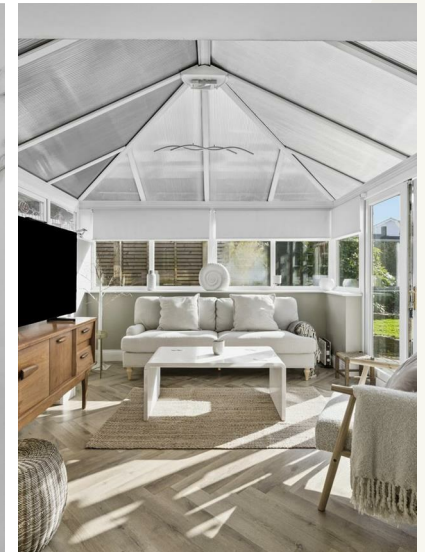
Council Tax Band - F

Services


Mains electric. Mains sewerage. Mains water. Mains gas. Broadband type - full fibre. Mobile phone coverage available with EE, Three, O2 & Vodafone.

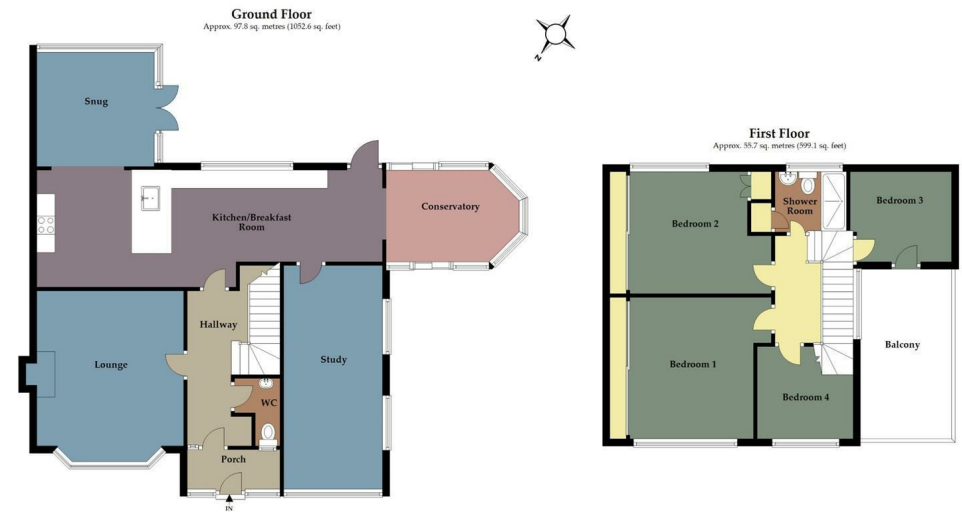
Tenure

Freehold





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



Total area: approx. 153.4 sq. metres (1651.7 sq. feet)

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