

7 Highpool Close,
Newton, Swansea,
SA3 4TU

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Offers Over
£375,000



Located in the sought after village of Newton, this four bedroom detached home enjoys an excellent position close to the beautiful beaches of Langland, Caswell and Rotherslade, while the vibrant village of Mumbles offers an excellent choice of independent cafés, restaurants and boutiques. Scenic coastal walks, well regarded schools and everyday amenities are all within easy reach, making this a wonderful setting for family life.

Occupying an impressive plot of approximately 0.16 acres, the property extends to around 1,607 square feet of living space and is offered for sale with no onward chain. While requiring updating throughout, it presents an exciting opportunity for a new owner to modernise and create a home tailored to their own style and requirements.

The accommodation is well planned, with the hallway leading to the lounge, kitchen and adjoining lean to, together with a shower room and two bedrooms on the ground floor. Upstairs are two further bedrooms and an additional shower room, providing a flexible layout suited to a variety of lifestyles.

Outside, a private driveway provides parking for two to three vehicles and leads to the garage, with a lawned front garden completing the approach. Side access leads to the rear where a patio offers space for outdoor dining before steps descend to a generous lawn enclosed by mature hedging. Filled with a variety of flowers, trees and shrubs, the garden provides a peaceful and private setting, with direct access to the garage.

Offering generous gardens, adaptable accommodation and excellent potential in one of the area's most desirable locations, this is a rare opportunity to create a superb home close to the Gower coastline.



Entrance

Via a frosted double glazed PVC door into the hallway.

Hallway

With stairs to the first floor. Door to the lounge. Door to the kitchen. Door to airing cupboard. Door to shower room. Doors to bedrooms three and four. Radiator.

Lounge

14'9" x 13'3"

Double glazed window to the side. Door to the kitchen. Radiator. Feature fireplace. Double glazed sliding door to the rear garden.

Kitchen

8'3" x 18'3"

Double glazed window to the side. Set of double glazed French doors to the rear garden. Door to the lounge. Frosted glazed door to the lean to. Two radiators. The kitchen is fitted with a range of base and wall units. Running work surface incorporating a stainless steel sink and drainer unit. Four ring gas hob with oven and grill under. Extractor hood over. Plumbing for washing machine. Space for fridge/freezer.

Lean To

5'8" x 13'2"

Frosted glazed door to the side and a double glazed PVC door to the rear garden.

Shower Room

7'5" x 5'11"

Frosted double glazed window to the side. Suite comprising; corner shower cubicle. WC. Wash hand basin. Radiator. Tiled floor. Tiled walls.

Bedroom Three

11'11" x 12'4"

Set of double glazed windows to the front. Radiator.

Bedroom Four

8'6" x 12'3"

Set of double glazed windows to the front. Radiator.

First Floor

Landing

Door to eaves storage. Door to bathroom. Doors to bedrooms one and two.



Shower Room

4'8" x 9'3"

Velux roof window to the side. Suite comprising; corner shower cubicle. WC. Wash hand basin. Radiator. Door to airing cupboard.

Bedroom One

12'10" x 12'1"

Set of double glazed windows to the front. Radiator. Door to eaves storage.

Bedroom Two

10'9" x 14'0"

Set of double glazed windows to the rear. Radiator. Door to eaves storage.

External

Drone Shots

Front

You have private driveway parking for two to three vehicles leading to the garage. Lawned garden. Side access to the rear.

Garage

16'7" x 8'1"

'up and over' door to the front. Double glazed window to the rear. Power and light.

Rear

Patio seating area with room for tables and chairs which has steps leading down to a lawned garden. The rear garden is bordered by hedging. Home to a variety of flowers, trees and shrubs. Door to the garage.

Services

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

Council Tax Band

Council Tax Band - F

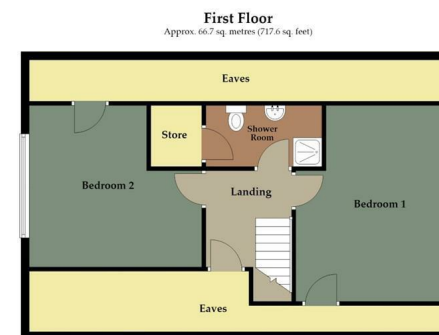
Tenure

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. 149.4 sq. metres (1607.8 sq. feet)

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Plan produced using PlanIt.