

37 Moorland Avenue
Newton, Swansea,
SA3 4UA



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Offers Over
£899,950



Situated between the vibrant village of Mumbles and the breathtaking coastline of the Gower Peninsula, this established residential location offers an exceptional lifestyle. Beautiful beaches, coastal walks and open countryside are all close by, alongside a selection of highly regarded schools, independent cafés, local shops and excellent leisure facilities. Swansea city centre is also within easy reach, providing the perfect balance between coastal living and everyday convenience.

Beautifully presented throughout, this impressive detached family home extends to approximately 3,477 square feet and occupies a plot of around 0.14 acres. Designed with modern family life in mind, the accommodation offers generous proportions and a versatile layout, creating spaces that are equally suited to everyday living and entertaining.

A welcoming entrance hall leads to a selection of elegant reception rooms, including a sitting room, living room and a light filled garden room overlooking the rear garden. The kitchen is well appointed and complemented by a utility room, cloakroom and an integral double garage.

The first floor provides five generous double bedrooms, including two with en suite facilities, together with a stylish family bathroom, ensuring ample space for both family and guests.

Outside, the front of the property features a low maintenance gravel garden with private driveway parking leading to the integral garage. To the rear, a spacious deck provides an ideal setting for outdoor dining before leading onto a lawned garden bordered by mature planting and enclosed fencing, creating a private and attractive outdoor space.

Combining generous accommodation with a sought after coastal location, this is a superb family home offering space, comfort and an outstanding lifestyle.



Entrance

Via a composite door into the hallway.

Hallway

With stairs to the first floor. Doors to storage cupboards. Door to the sitting room. Door to the living room. Door to the kitchen. Radiator.

Cloakroom

WC. Wash hand basin. Radiator. Tiled floor. Extractor fan. Spotlight.

Sitting Room

10'0" x 11'8"

With a set of double glazed windows to the front. Radiator. Spotlights.

Living Room

32'6" x 18'5"

With a set of double glazed windows to the front. Double glazed window to the rear. Set of hardwood doors to the garden room. Radiator. Spotlights.

Garden Room

7'11" x 20'4"

With a set of double glazed windows to the rear garden. Set of double glazed bi-fold doors leading out to the rear garden also. Two radiators. Tiled floor. Spotlights.

Kitchen

17'8" x 16'3"

A beautifully appointed kitchen fitted with a range of base and wall units. Running work surface incorporating a one and a half bowl stainless steel sink and drainer unit. Set of double glazed windows to the rear. Integral Neff oven and grill. Integral Neff five ring gas hob with Neff extractor hood over. Integral wine cooler. Integral dishwasher. Central breakfast island. Tiled floor. Spotlights. Door to the utility room.

Utility Room

5'9" x 17'11"

Door to the rear garden. Door to the integral garage. Set of double glazed windows to the rear. Running work surface incorporating a stainless steel sink and drainer unit. Plumbing for washing machine. Space for fridge freezer. Radiator. Tiled floor.

Integral Double Garage

20'2" x 18'4"

Via an electric 'up and over' door. Power & light.

First Floor

Landing

With a double glazed window to the front. Spotlights. Radiator. Door to bathroom. Door to airing cupboard. Doors to storage cupboards. Doors to bedrooms.

Bathroom

12'5" x 8'11"

A beautifully appointed suite with a frosted double glazed window to the rear. Suite comprising: large walk in shower with oversized showerhead above. Bathtub. WC. Wash hand basin. Radiator. Tiled floor. Tiled walls. Spotlights. Extractor fan.



Bedroom One

17'11" x 13'9"

Set of double glazed windows to the front. Radiator. Door to en suite. Door to walk in wardrobe.

Walk In Wardrobe

5'6" x 9'2"

Frosted double glazed window to the rear. Radiator.

En Suite

5'11" x 8'8"

Frosted double glazed window to the rear. Large walk in shower. WC. Wash hand basin. Chrome heated towel rail. Tile floor. Tiled walls.

Bedroom Two

12'10" x 17'3"

Set of double glazed windows to the rear. Radiator. Door to en suite.

En Suite

3'10" x 8'8"

Frosted double glazed window to the side. Suite comprising large walk in shower. WC. Wash hand basin. Chrome heated towel rail. Tiled floor. Tiled walls. Spotlights. Extractor fan.

Bedroom Three

17'1" x 12'8"

Currently being used as a games room. You have a set of double glazed windows to the rear. Radiator.

Bedroom Four

11'8" x 12'10"

Currently being used as a office. You have a set of double glazed windows to the front. Radiator. Door to storage cupboard. Spotlights.

Bedroom Five

13'0" x 8'8"

Set of double glazed windows to the front. Radiator. Spotlights. Door to built in storage cupboard.

External

Aerial Aspect

Front

Private driveway parking for one vehicle leading to the integral garage. Low maintenance gravel garden.

Rear

Decked seating area with ample room for tables and chairs, which in turn leads to a lawned garden. Rear garden is bordered by fencing and home to a variety of flowers and shrubs.

Services

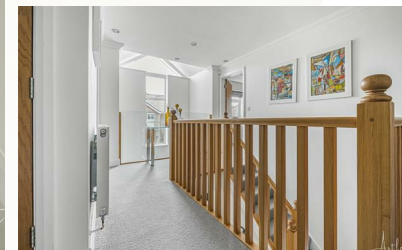
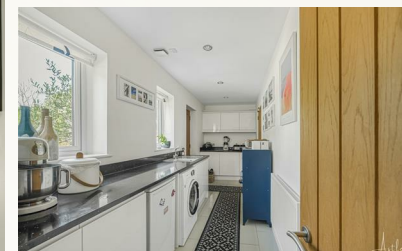
Mains electric. Mains sewerage. Mains water. Mains Gas. Broadband type - ultrafast fibre. Mobile phone coverage available with EE, O2 Vodafone & Three.

Council Tax Band

Council Tax Band - H

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. 323.1 sq. metres (3477.6 sq. feet)

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