

16 Highpool Lane,
Newton, Swansea,
SA3 4TX

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Asking Price

£375,000



Set within the settled charm of Newton, this semi-detached home enjoys a position that quietly reflects the best of coastal village living. The sweep of the Gower coastline lies close by, with sandy beaches and clifftop walks shaping everyday life, while the village itself offers a reassuring sense of community. Independent cafés, local shops and well regarded schools sit within easy reach, complemented by green spaces and straightforward access into Mumbles and Swansea for wider amenities and transport links.

The house unfolds with a natural sense of balance and proportion. A welcoming hallway leads through to a comfortable lounge that feels well suited to relaxed evenings, while the adjoining dining room provides a clear focal point for family meals and entertaining. The kitchen sits beyond, practical and connected to the garden, allowing the interior to flow easily outdoors. Upstairs, three bedrooms are arranged around a central landing, each enjoying good natural light, with a well appointed bathroom completing the first floor.

Outside, the plot offers an appealing depth rarely found in homes of this type. A neat lawn to the front creates a gentle buffer from the road, while the rear garden has been designed for both leisure and enjoyment. A paved terrace provides space for outdoor dining before stepping down to a further stretch of lawn. Set within the garden, a detached summer house with power, lighting and its own WC adds a flexible element, equally suited to working from home, creative pursuits or simply a quiet retreat. The overall impression is of a home that feels settled, adaptable and entirely at ease with its surroundings.



Entrance

Via a frosted double glazed PVC door into the hallway.

Hallway

With stairs to the first floor. Door to understairs storage. Door to lounge. Door to kitchen. Radiator.

Lounge

10'10" x 15'0"

You have a set of double glazed windows to the front. Radiator. Set of doors to the dining room.

Dining Room

12'8" x 8'0"

Set of double glazed patio doors leading out to the rear garden. Opening to the kitchen. Radiator.

Kitchen

10'10" x 15'4"

You have a double glazed PVC door to the side. Set of double glazed windows to the rear. Door to pantry. The kitchen is fitted with a range of base and wall units. Running work surface with a one and a half bowl sink and drainer unit. Four ring induction hob with extractor hood over. Space for dishwasher. Space for wash machine. Space for tumble dryer. Integral oven and grill.

First Floor

Landing

You have a frosted double glazed window to the side. Loft access. Door to storage cupboard. Door to bathroom.

Bathroom

6'0" x 11'5"

With a set of frosted double glazed windows to the rear. Suite comprising; bathtub. Corner shower cubicle. WC. Wash hand basin. Radiator. Tiled walls. Spotlights.

Bedroom One

12'11" x 12'6"

You have a set of double glazed windows to the front. Radiator. Doors to built-in wardrobes.



Bedroom Two

10'5" x 10'9"

You have a double glazed window to the rear offering partial sea views in the distance. Radiator.

Bedroom Three

9'0" x 7'8"

You have a double glazed window to the side. Radiator.

External

Front

Lawned garden with side access to the rear.

Rear

You have the patio area with ample room for tables and chairs, which in turn leads down to a lawned garden. Detached summer house (with power, light and W/C)

Garage

17'4" x 9'4"

Via 'up and over' door. Power and light.

Services

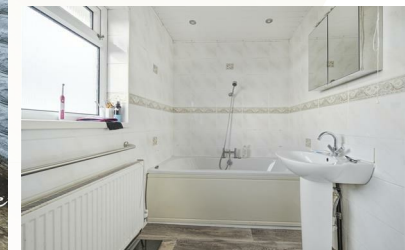
Mains electric. Mains sewerage. Mains water. Mains Gas. Broadband type - ultrafast fibre. Mobile phone coverage available with EE, O2, Three & Vodafone.

Council Tax Band


Council Tax Band - E

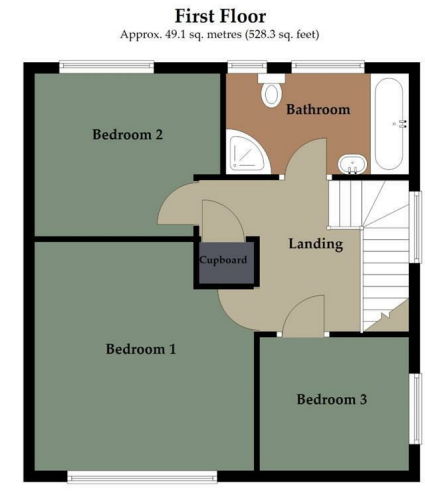
Tenure

Leasehold (933 years left on lease)





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(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. 98.2 sq. metres (1056.5 sq. feet)

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Plan produced using PlanUp.