



## 16 Woollacott Drive, Newton, Swansea, SA3 4RR

**£575,000**

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.

## Porch

Double glazed windows to front and door to hallway

## Hallway

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

## Entrance



Via a frosted double glazed door

## Lounge 13'8" x 12'11" (4.17 x 3.95)



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

## Lounge



## Lounge



**Open Kitchen/Dining Room 10'6" x 31'2" (3.21m x 9.50m)**



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

**Kitchen**



**kitchen**



Dining area and breakfast bar

**kitchen**



Modern appliances throughout

## kitchen



**WC 5'8" x 2'5" (1.75 x 0.742)**



## Dining Room



Separate Dining area

WC with wash basin

**Study 20'1" x 8'11" (6.13m x 2.71m)**



Two windows to side, window to front.

**Snug 10'10" x 10'6" (3.31 x 3.22)**



Opening to snug from open plan kitchen breakfast area.

**snug**



**Conservatory 12'10" x 10'7" (3.92 x 3.23)**



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

**conservatory**



### Upstairs Landing area



Spacious and light landing area

### Bedroom 1 12'9" x 12'9" (3.88m x 3.89m)



Window to front, fitted wardrobes with mirrored sliding doors.

### Bedroom 1



### Bedroom 2 11'0" x 12'9" (3.35m x 3.89m)



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

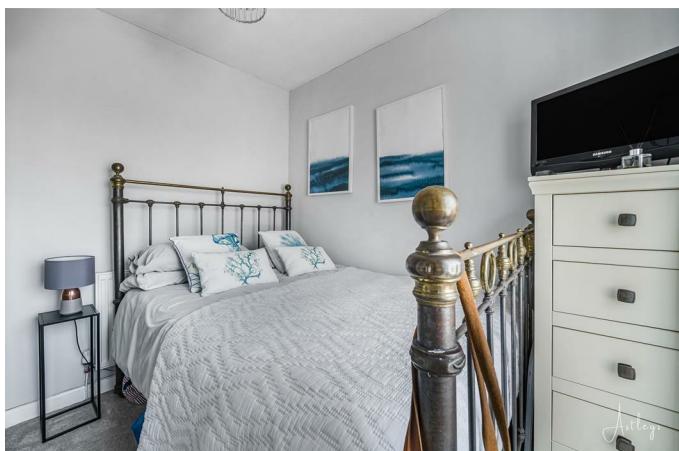
**Bedroom 3 8'1" x 9'2" (2.47m x 2.79m)**



Double bedroom

**bedroom 3**

**Bedroom 4 8'0" x 8'7" (2.45 x 2.62)**



Set of double glazed doors to the front, leading to a private balcony area.

**Balcony**



**Balcony**



### Bathroom 5'11" x 6'10" (1.81 x 2.09)



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

### 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

### Ariel view shot



Close proximity to local beaches, including Langland and Caswell.

### Another Aspect



### Another Aspect



### Second Decking Area



### Shed



Storage shed

## Garage



Large Garage

## Front photo

## Rear Garden



## Tenure

Freehold

## 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.

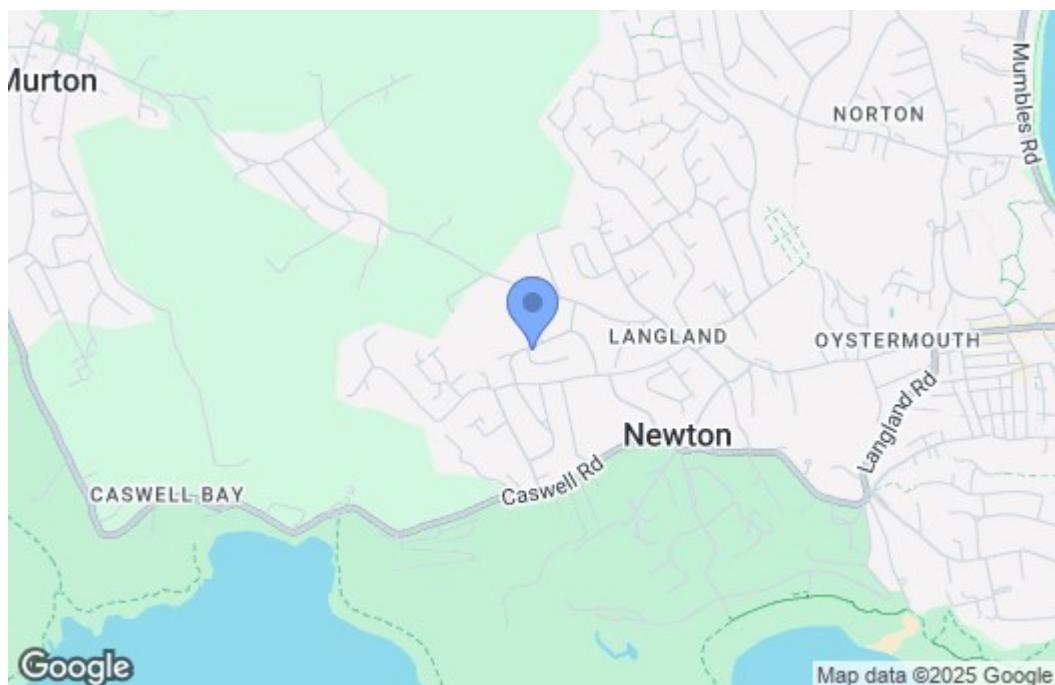
## Floor Plan



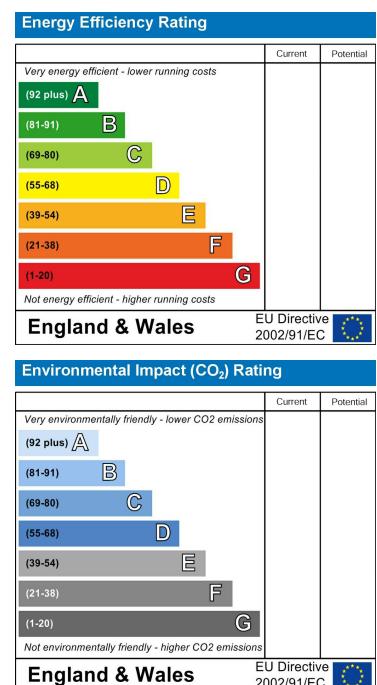
Total area: approx. 153.4 sq. metres (1651.7 sq. feet)

Whilst we believe these measurements to be correct, they are not guaranteed and should not be relied upon. There is no guarantee that they have been taken in accordance with the property measurement regulations in force at the time of survey. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective purchasers and it should not be assumed this property has all the necessary building regulations and planning permissions. Any heating, services and appliances have not been checked or tested. Floor plan is not to scale and is for illustrative purposes only. Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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