

## 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**



**Dining Room**



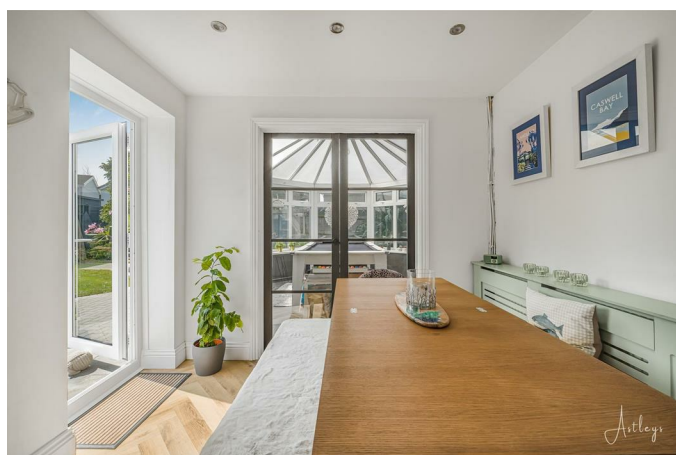
**Separate Dining area**

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



**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**

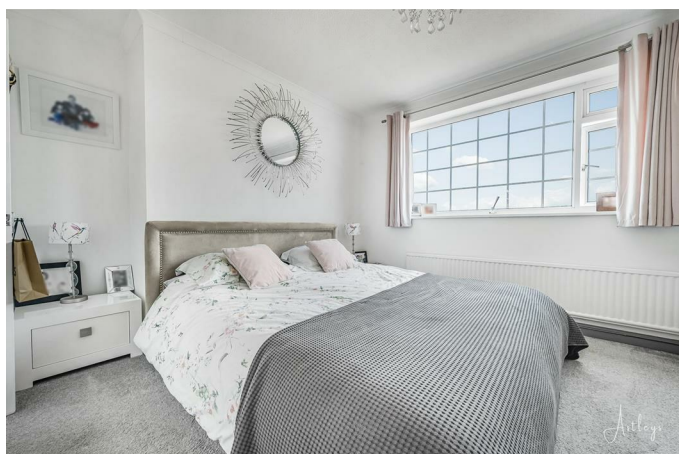


### Upstairs Landing area



Spacious and light landing area

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

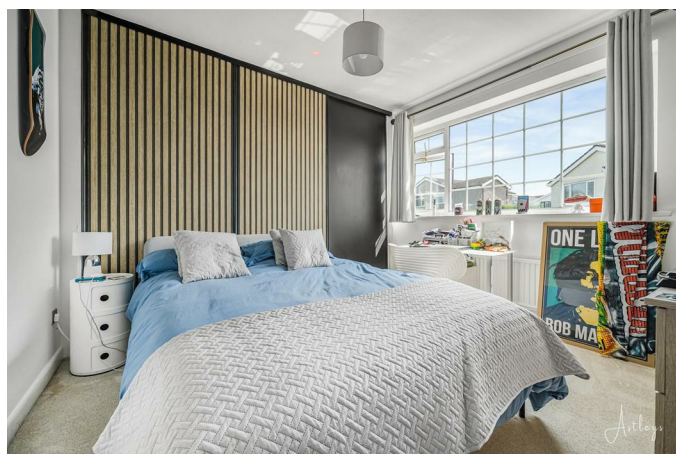


Window to front, fitted wardrobes with mirrored sliding doors.

### Bedroom 1



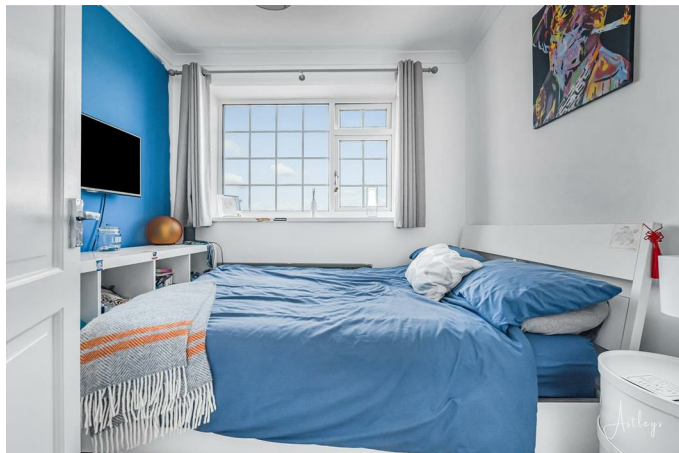
### Bedroom 2 11'0" x 12'9" (3.35m x 3.89m)



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.

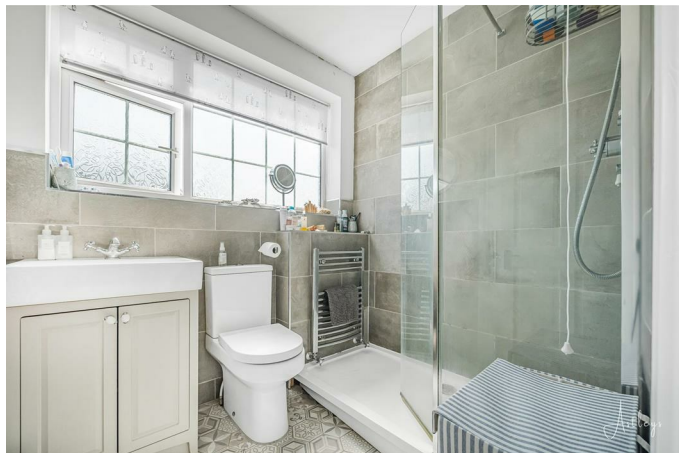
**Balcony**



**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.**

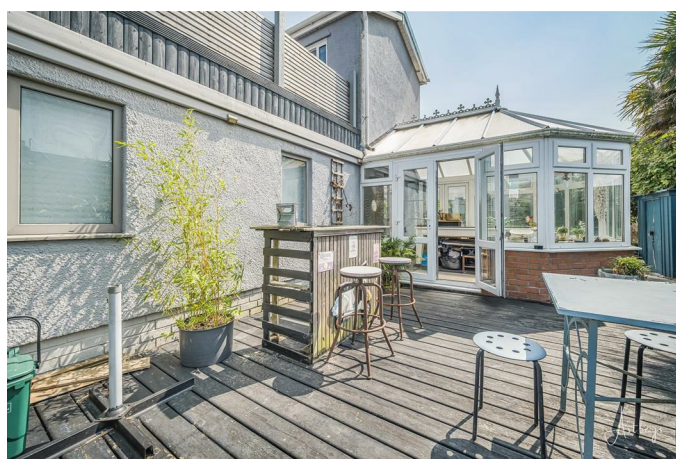
**Another Aspect**



**Another Aspect**



**Second Decking Area**



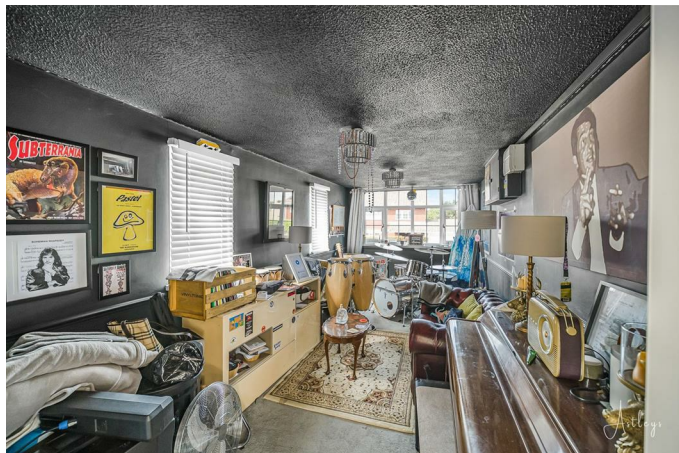
**Shed**



**Storage shed**



## Garage



## Large Garage

## Front photo

## Rear Garden



## Tenure

Freehold

## Council Tax Band

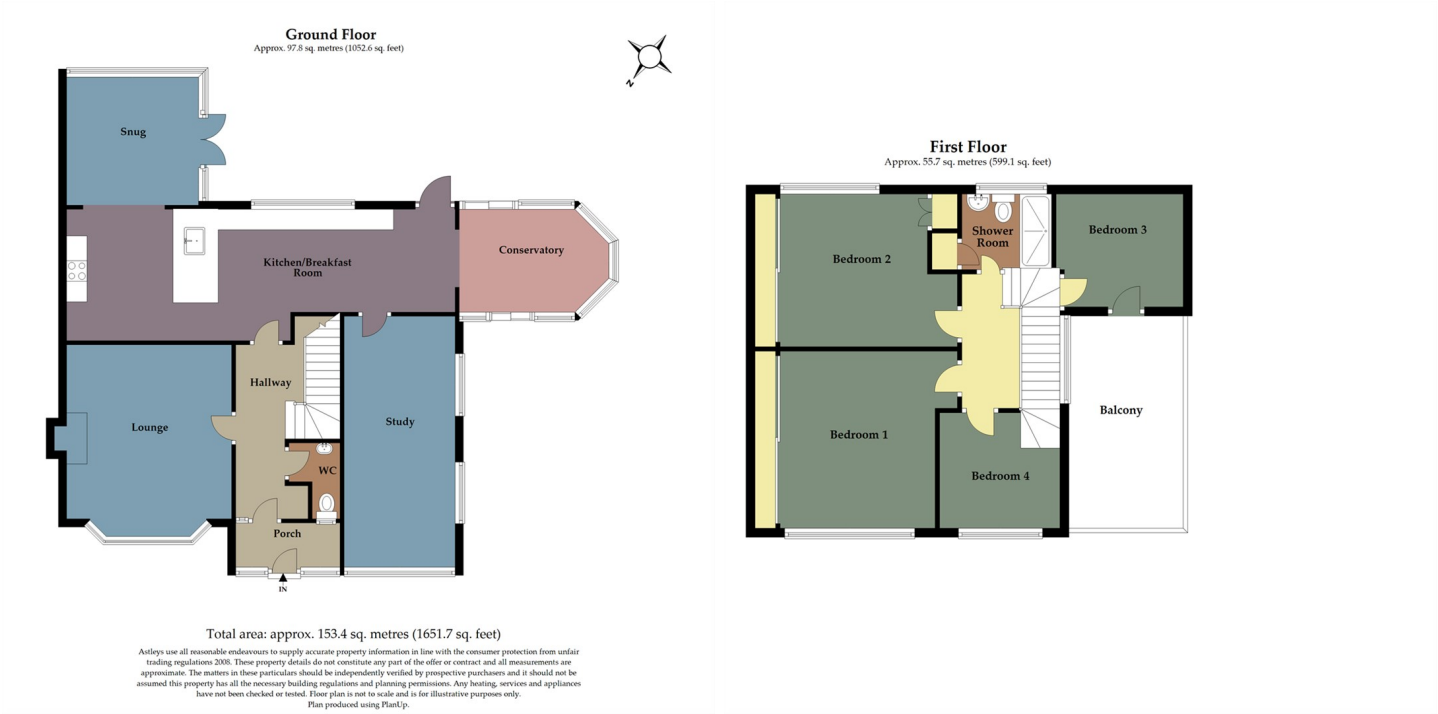
Council Tax Band - F

## Services

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



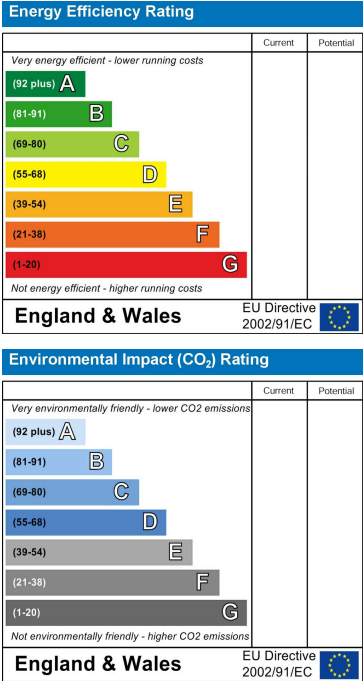
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.