

6 Murton Lane,  
Newton, Swansea,  
SA3 4TR

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# 6 Murton Lane, Newton, Swansea, SA3 4TR

£399,995



Nestled in a landscape defined by rolling fields and the gentle rhythm of the sea, this bungalow occupies a setting that embodies the rare balance of tranquillity and accessibility. To the south, the celebrated coastline of the Gower Peninsula unfolds with a sequence of sandy beaches and hidden coves, inviting long coastal walks and quiet mornings by the water. Within a short drive, bustling marine promenades and cafés await at a well-loved seaside village, where independent shops and eateries line the way and historic landmarks trace the region's character. For everyday life there are village amenities close at hand, including local shops, a farm store and a welcoming public house, while a number of quality schools lie within easy reach, anchoring community life with a sense of familiarity and ease.

Approached through a lawned frontage and private drive with space for several vehicles, this detached residence stands with an air of refinement on a generous plot of just over a tenth of an acre. The entrance porch offers a measured introduction, leading into a hall that flows with thoughtful proportion. To one side, the lounge opens into light and calm, a space for both quiet reflection and convivial gathering. Adjacent, the dining room and kitchen form a gracious pairing, complemented by a utility room that enhances everyday functionality. Two bedrooms offer peaceful retreats, served by a well-appointed shower room finished with considered detail.

At the rear, the garden extends the home's quiet ambience into outdoor living. A terrace of patio invites morning coffee in sunshine and evening meals under open sky, with generous lawn beyond providing room for relaxed leisure and planting. A detached summer house affords an additional dimension, adaptable to a studio, office or quiet reading room with views across the garden.





### Entrance

Via a set of double glazed PVC doors into the porch.

### Porch

With a frosted double glazed PVC door into the hallway.

### Hallway

Door to the lounge. Door to the dining room. Door to storage cupboard. Door to shower room. Doors to bedrooms. Parquet flooring. Radiator.

### Lounge

11'11" x 13'6"

With a double glazed bay window to the front. Radiator. Feature fireplace.

### Bedroom One

11'11" x 13'5"

You have a double glazed bay window to the front. Radiator. Doors to built in storage cupboards.

### Bedroom Two

12'2" x 10'9"

You have a double glazed window to the rear. Radiator. Doors to built in storage cupboards.

### Shower Room

9'8" x 6'2"

You have a frosted glazed window to the rear. Suite comprising large corner shower cubicle. WC. Wash hand basin. Radiator. Tiled floor. Tiled walls. Loft access (with pull down ladder. The attic is ideal for conversion, subject to necessary planning).

### Dining Room

12'0" x 15'1"

Two double glazed windows to the side. Double glazed window to the rear. Radiator. Feature fireplace. Parquet flooring. Door to the kitchen.







### Kitchen

11'6" x 9'10"

The kitchen is fitted with a range of base and wall units. Double glazed window to the side. Glazed hardwood door to the utility room. Running work surface incorporating a one and a half bowl sink with mixer tap over. Radiator. Space for cooker. Space for fridge freezer.

### Utility Room

11'2" x 6'10"

With a set of glazed windows to the rear. Frosted double glazed PVC door to the rear. Radiator. Tiled floor. Plumbing for washing machine. Space for tumble dryer.

### Services

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

### Council Tax Band

Council Tax Band - F

### Tenure

Freehold.

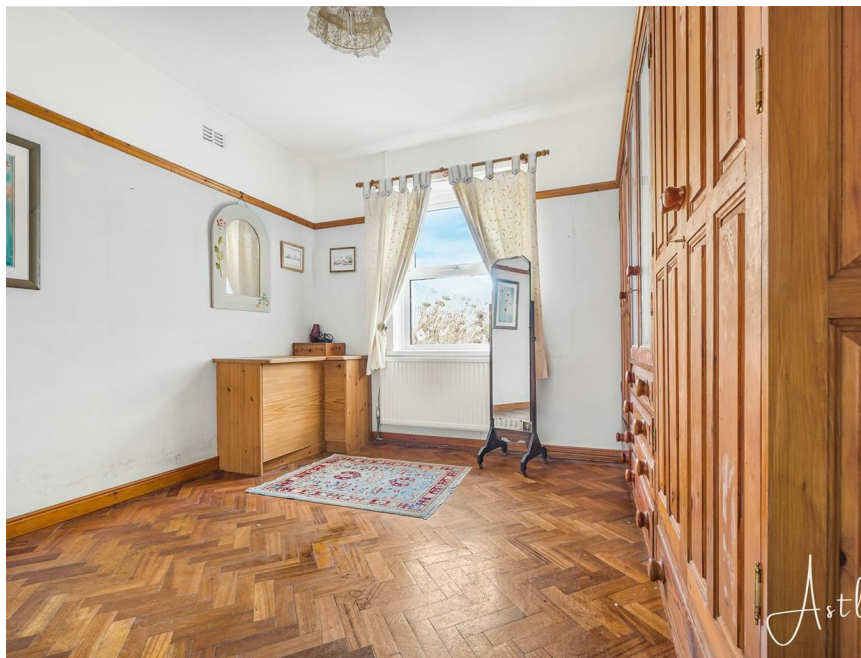
### External

#### Front


Lawned garden with driveway parking for two to three vehicles leading to the rear.

#### Rear

You have a patio garden with ample room for tables and chairs. Detached summer house.





| Energy Efficiency Rating                    |                            |   |
|---|----------------------------|---|
|   | Current                    | Potential   |
| Very energy efficient - lower running costs |                            |   |
| (92 plus) <b>A</b>                          |                            |   |
| (81-91) <b>B</b>                            |                            |   |
| (69-80) <b>C</b>                            |                            |   |
| (55-68) <b>D</b>                            |                            |   |
| (39-54) <b>E</b>                            |                            |   |
| (21-38) <b>F</b>                            |                            |   |
| (1-20) <b>G</b>                             |                            |   |
| Not energy efficient - higher running costs |                            |   |
| England & Wales                             | EU Directive<br>2002/91/EC |  |



Total area: approx. 100.6 sq. metres (1082.8 sq. feet)

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Plan produced using PlanIt.