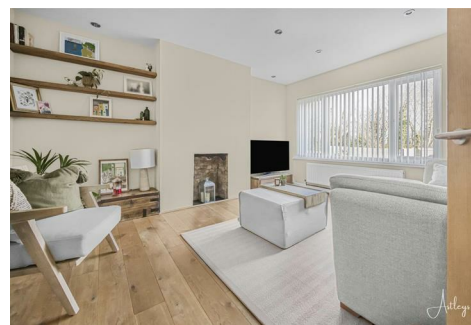


33a
Newton Road, Mumbles
Swansea SA3 4AS



7 Sherringham Drive, Newton, Swansea, City & County Of Swansea, SA3 4UG

Offers Over £350,000

Located in the highly sought-after village of Newton, this well-presented three-bedroom end of terrace property offers an ideal family home in a prime location. Just 0.11 miles from Newton Primary School and within the catchment area of the prestigious Bishopston Comprehensive School, the property combines convenience with excellent educational opportunities.

Set on a plot of approximately 0.05 acres, the home provides a comfortable floor area of 905 sq ft and benefits from driveway parking for two to three vehicles, leading to a detached garage. The ground floor accommodation comprises a welcoming hallway, a spacious lounge, and a modern kitchen/breakfast room perfect for family living. Upstairs, the first floor offers three bedrooms and a family bathroom.

Externally, the front of the property features a low-maintenance graveled area alongside the driveway. The rear garden provides a lovely outdoor space with a patio seating area, ideal for entertaining, which leads to a

Entrance

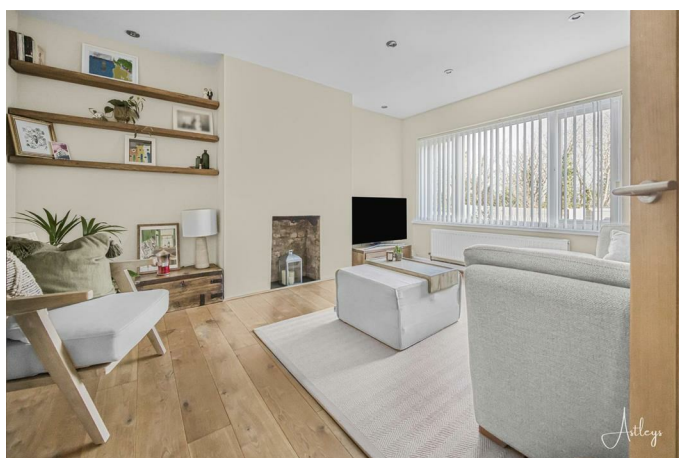
Via a frosted double glazed PVC door into the hallway.

Hallway



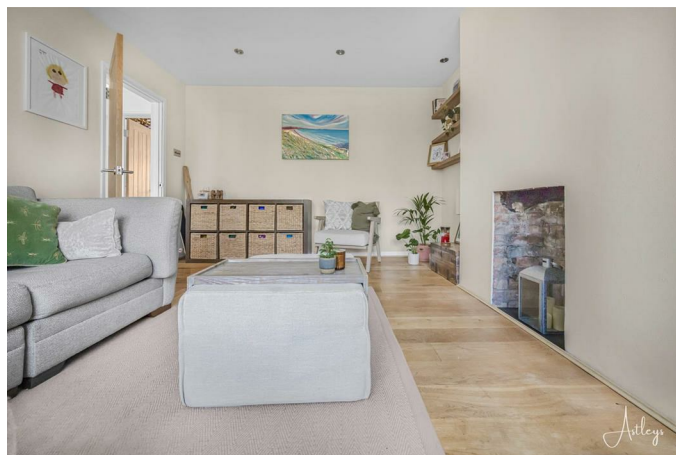
With parquet flooring. Stairs to the first floor. Radiator. Door to under stairs storage. Door to the kitchen/breakfast room. Door to the lounge.

Lounge 14'4" x 11'8" (4.385 x 3.562)

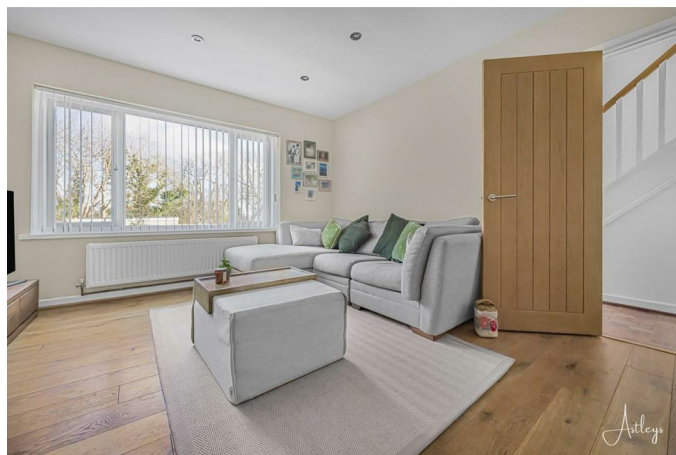


You have a set of double glazed windows to the front. Radiator. Solid wood flooring.

Lounge



Lounge

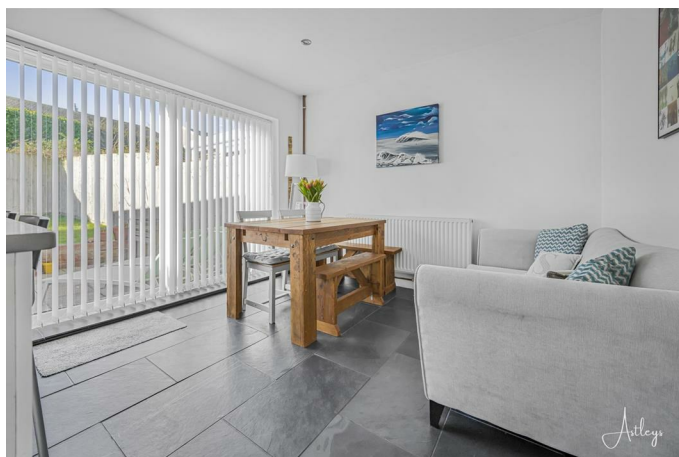


Kitchen/Breakfast Room 10'5" x 18'1" (3.199 x 5.524)



You have a set of double glazed sliding doors leading out to the rear garden. Set of double glazed windows to the rear garden. Radiator. Spotlights. Tiled floor. Beautifully appointed kitchen fitted with a range of base and wall units. Running quartz work surface incorporating a stainless steel sink with mixer tap over. Integral dishwasher. Four ring Bosch induction hob with a extractor hood over. Integral washing machine. Integral fridge freezer. Integral Bosch oven and grill. Integral Bosch microwave.

Kitchen/Breakfast Room



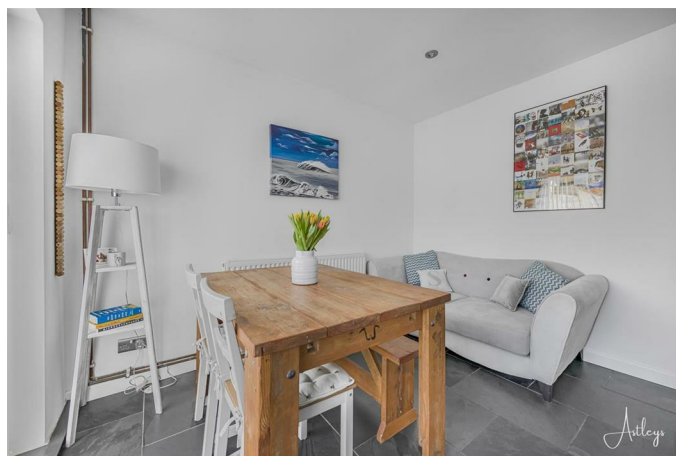
Kitchen/Breakfast Room



Kitchen/Breakfast Room

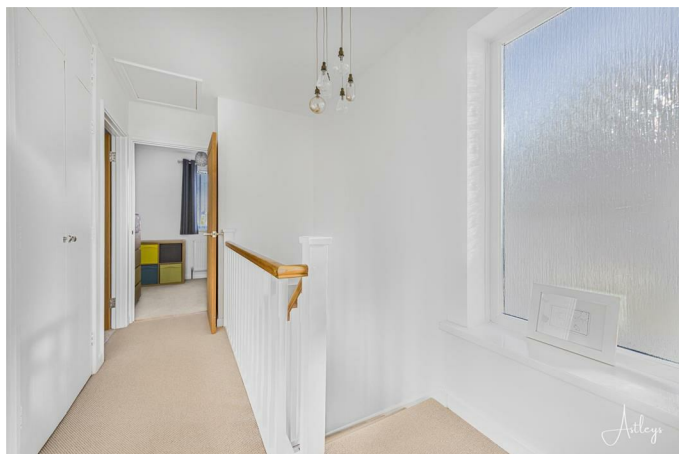


Kitchen/Breakfast Room



First Floor

Landing



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

Bathroom 5'7" x 8'1" (1.718 x 2.464)

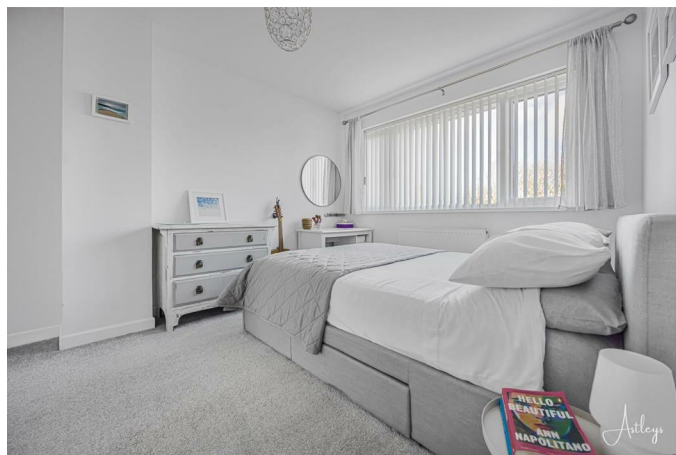


Beautifully appointed bathroom suite with frosted double glazed windows to the rear. Suite comprising bathtub with oversized shower head above. WC. Wash hand basin. Chrome heated towel rail. Spotlights.

Bathroom

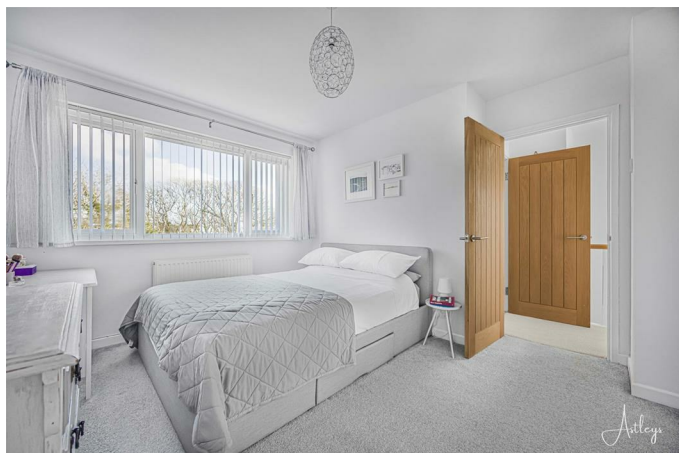


Bedroom One 11'4" x 14'7" (3.479 x 4.446)



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

Bedroom One



Bedroom Two



Bedroom Two 10'8" x 12'8" (3.260 x 3.864)



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

Bedroom Three 7'3" x 7'11" (2.235 x 2.425)



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

External

Aerial Aspect



Another Aspect



Front



You have driveway parking for two to three vehicles leading to the detached garage. You have a low maintenance graveled area to the front.

Detached Garage 16'0" x 8'7" (4.900 x 2.635)

Via 'up & over' door.

Rear

You have a patio seating area with ample room for tables and chairs which in turn leads to a lawned garden. Garden is bordered by fencing.

Rear Garden



Rear Garden



Rear Garden



Services

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

Council Tax Band

Council Tax Band - E

Tenure

Freehold.

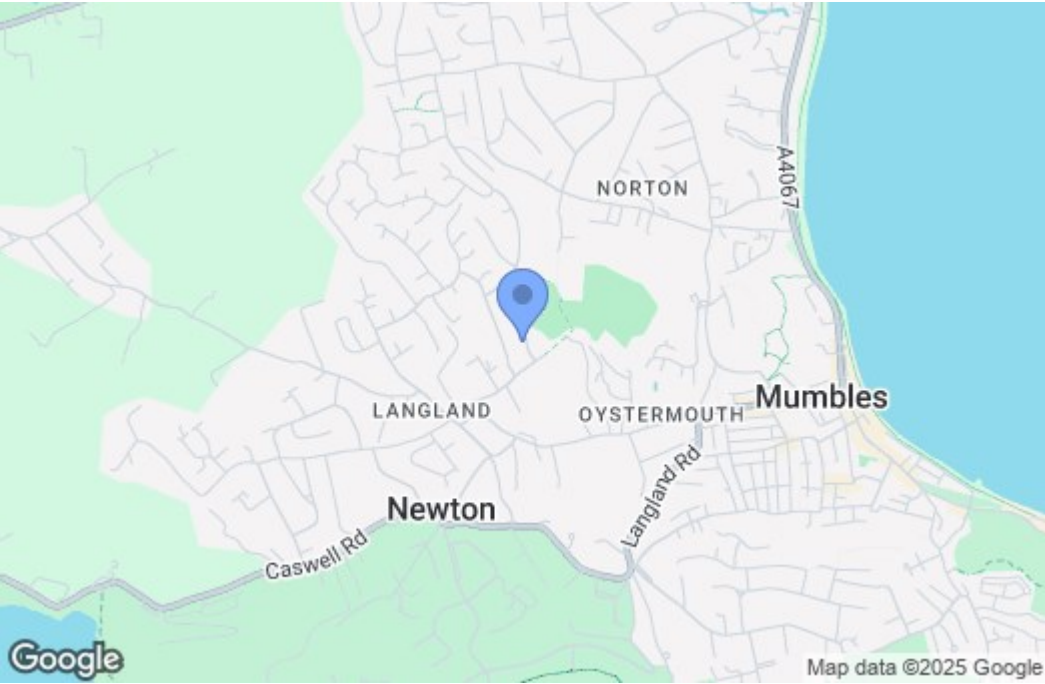
Floor Plan



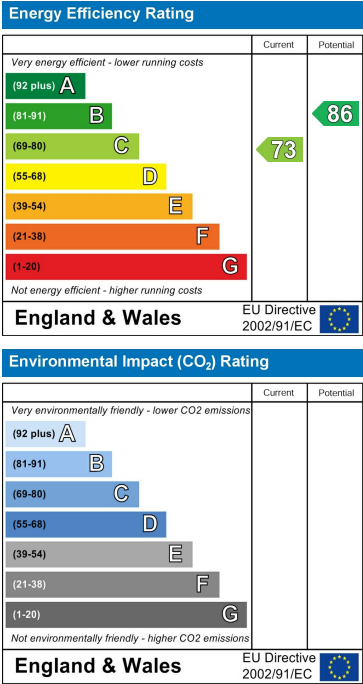
Total area: approx. 84.0 sq. metres (904.2 sq. feet)

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Area Map



Energy Efficiency Graph



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