



**33 Murton Lane, Newton, Swansea, City & County Of Swansea, SA3 4TR**  
**Asking Price £875,000**

Welcome to your dream family home nestled in the desirable location of Newton, just moments away from the charming village of Mumbles. This impressive five-bedroom detached residence boasts a spacious floor area of 3478 square feet, set on a generous plot size of 0.27 acres. With no onward chain, it's ready to become your forever home.

Upon entering, you're greeted by a welcoming hallway leading to the various living spaces on the ground floor. The accommodation comprises a W/C, sitting room and a lounge/dining room seamlessly flowing into the well-appointed kitchen, perfect for family gatherings and entertaining. A utility room adds to the practicality of daily life, while an integral double garage offers ample storage space.

Ascending to the first floor, you'll find a luxurious bathroom and five generously proportioned double bedrooms. Bedrooms one and two enjoy the added luxury of en-suite facilities, providing privacy and convenience for

## Entrance

Via a PVC door with frosted double glazed side panel into the hallway.

## Hallway



With stairs to the first floor. Tiled floor. Two radiators. Door to cloakroom. Door to storage cupboard. Door to the lounge/dining room. Door to the kitchen. Door to sitting room.

## Hallway



## Hallway



## W/C 6'11" x 4'8" (2.128 x 1.444)

With a frosted double glazed window to the front. W/C. Wash hand basin. Tiled floor. Tiled walls.

## Cloakroom

With a frosted double glazed window to the front. Tiled floor.

## Sitting Room 16'5" x 14'10" (5.015 x 4.526 )



With a double glazed bay window to the front. Spotlights. Radiator. Tiled floor.

### Sitting Room



### Lounge/Dining Room



### Lounge/Dining Room 31'6" x 28'8" (9.612 x 8.746 )



### Lounge/Dining Room



With a double glazed bay window to the front. Four radiators. Feature fireplace with marble hearth. Double glazed window to the rear garden. Double glazed sliding door to the rear garden. Door to the kitchen. Spotlights. Tiled floor.

### Lounge/Dining Room



## Lounge/Dining Room



## Kitchen



## Kitchen 14'10" x 18'7" (4.538 x 5.676 )



## Kitchen



With a set of double glazed windows to the rear. Door to the utility room. Spotlights. Two radiators. Tiled floor. The kitchen is fitted with a range of base and wall units, running granite work surface incorporating a stainless steel sink and drainer unit. Four ring induction hob with extractor hood over. Integral Bosch microwave. Integral Bosch oven & grill. American style fridge/freezer. Integral dishwasher. Central breakfast island.

## Kitchen



### Utility Room 11'5" x 9'10" (3.482 x 3.016 )



With a set of double glazed windows to the rear. Tiled floor. Running work surface incorporating a sink and drainer unit. Plumbing for washing. Space for tumble dryer. Space for fridge/freezer. Radiator. Tiled floor.

### Inner Hall

With a door to the integral garage. Door to cloakroom. Frosted double glazed PVC door to the rear garden. Tiled floor.

### Cloakroom 7'9" x 3'3" (2.371 x 1.008 )

With a frosted double glazed window to the side. W/C. Doors to storage cupboards.

### Integral Garage 17'9" x 17'5" (5.416 x 5.334 )

With a frosted double glazed window to the side. Electric roller 'up & over' door. Power and light.

### First Floor

### Landing



You have a set of double glazed windows to the front. Radiator. Door to airing cupboard. Door to the bathroom. Doors to bedrooms.

### Landing



**Bathroom 14'3" x 9'5" (4.346 x 2.881 )**



With a frosted double glazed window to the side. Bathroom suite comprising; bathtub. Walk in shower with oversized shower head above. W/C. Wash hand basin. Chrome heated towel rail. Radiator. Tiled floor. Tiled walls. Loft access.

#### Bathroom



**Bedroom One 14'7" x 14'10" (4.455 x 4.531 )**



With a set of double glazed windows to the rear. Radiator. Door to en-site. Doors to built in wardrobes.

#### Bedroom One



**En-Suite 6'10" x 14'8" (2.102 x 4.490 )**



With a frosted double glazed window to the side. Well appointed suite comprising; free standing bathtub. Walk in shower with oversized shower head above. W/C. Two wash hand basins. Radiator. Chrome heated towel rail. Tiled floor. Tiled walls. Spotlights.

**En-Suite**



**Bedroom Two 12'6" x 14'10" (3.815 x 4.529 )**



With a set of double glazed windows to the rear. Radiator. Door to en-suite.

**Bedroom Two**



### En-Suite 5'7" x 6'2" (1.702 x 1.895 )



Suite comprising; corner shower cubicle with oversized shower head above. W/C. Wash hand basin. Chrome heated towel rail. Tiled floor. Tiled walls. Spotlights. Extractor fan.

### Bedroom Three 9'1" x 14'10" (2.785 x 4.541 )



With a set of double glazed windows to the front.  
Radiator.

### Bedroom Three



### Bedroom Four 8'1" x 14'10" (2.474 x 4.533 )



With a set of double glazed windows to the front.  
Radiator.

### Bedroom Five 10'10" x 14'7" (3.321 x 4.457 )



With a set of double glazed windows to the rear.  
Radiator.

### Bedroom Five



### External

### Front



You have private parking for two to three vehicles leading to the integral garage. Lawned garden home to a variety of flowers and shrubs. Gate to the rear garden.

### Front



### Front Aspect



### Aerial Aspect



### Another Aspect



### Rear

You have a South facing rear garden comprising; a patio seating area with ample room for tables and chairs. Lawned garden home to a variety of flowers, trees and shrubs. Feature garden pond.

### Rear Garden



### Aerial Aspect



## Rear Garden



## Rear Garden



## Rear Garden



## Services

Mains electric. Mains sewerage. Mains water. Mains Gas. Broadband type - ultrafast fibre. Mobile phone coverage available with EE, O2 Vodafone & Three. The property benefits from having Solar panels which provide free electricity during daylight hours and my vendors have around £1900 per year from company (over £2000 in 2023) and the contract has another 13 years left to run.

## Council Tax Band

Council Tax Band - I

## Tenure

Freehold.

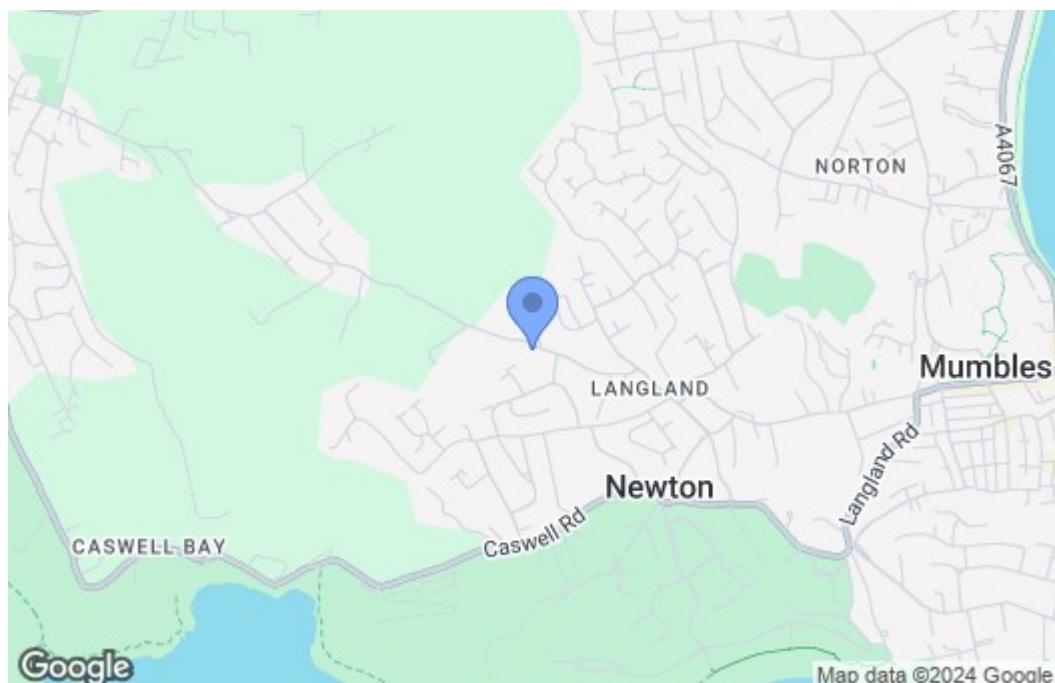
## Rear Garden



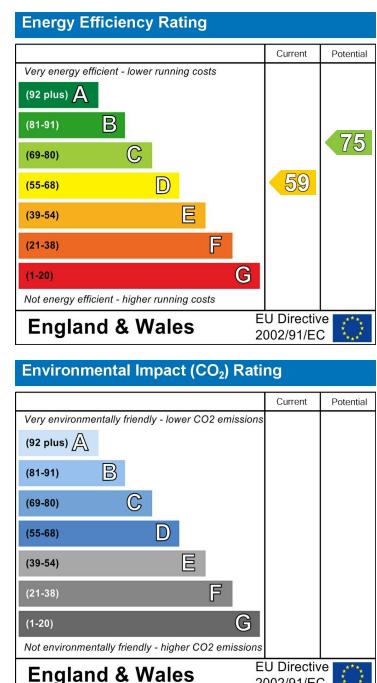
## Floor Plan



## Area Map



## Energy Efficiency Graph



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