



25 Picket Mead Road, Newton, Swansea, SA3 4SA

Offers Over £500,000

Located in the desirable area of Picket Mead Road in Newton, this spacious four-bedroom detached family home offers generous living accommodation and a prime position within the Bishopston School catchment. Just a short distance from the local beaches and the vibrant village of Mumbles, the property enjoys the perfect balance of coastal and community living.

Set on a plot of approximately 0.08 acres with a floor area of 1902 square feet, this well-presented home includes an integral garage and driveway parking for two vehicles. The ground floor offers a welcoming hallway, cloakroom, lounge, dining room, conservatory, and a well-equipped kitchen, providing a versatile layout ideal for modern family life. The integral garage is also accessible from inside the home, offering convenience and additional storage options.

Entrance

Via a frosted double glazed PVC door into the hallway.

Hallway



With stairs to the first floor. Radiator. Door to the cloakroom. Door to the lounge. Door to the dining room. Door to the integral garage.

Cloakroom 6'2" x 2'11" (1.902 x 0.892)



With a frosted glazed window to the front. Well appointed suite comprising; WC. Wash hand basin.

Integral Garage 17'2" x 9'3" (5.243 x 2.838)

Via a 'up and over' door. Power and light. Plumbing for washing machine. Space for tumble dryer.

Lounge 16'11" x 12'11" (5.168 x 3.955)



You have a set of double glazed windows to the front. Radiator. Set of doors to the dining room. Feature gas fire set on marble hearth with wood surround.

Lounge



Dining Room 11'6" x 13'0" (3.522 x 3.980)



Radiator. Door to the kitchen. Sliding door to the conservatory.

Dining Room



Conservatory 12'5" x 11'2" (3.803 x 3.406)



Set of double glazed windows to the rear garden. Set of double glazed French doors to the rear garden. Tiled floor.

Kitchen 10'7" x 16'8" (3.233 x 5.102)



You have a frosted double glazed PVC door to the side. Set of double glazed windows to the rear. Radiator. Tiled floor. Door to pantry. Well appointed kitchen fitted with a range of base and wall units. Running work surface incorporating a AEG four ring induction hob with extractor hood over. One and a half bowl stainless steel sink and drainer unit. Integral Bosch oven and grill. Space for dishwasher. Space for fridge. Space for freezer. Breakfast bar.

Kitchen



First Floor

Landing



You have loft access. Door to the bathroom. Doors to bedrooms.

Bathroom 5'10" x 7'0" (1.798 x 2.152)



You have a set of frosted double glazed windows to the rear. Bathroom suite comprising; bathtub with shower over. WC. Wash hand basin. Radiator. Door to airing cupboard. Tiled walls. Spotlights. Extractor fan.

Bedroom One 13'0" x 15'1" (3.985 x 4.607)



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

Bedroom One



En-Suite 6'4" x 4'3" (1.948 x 1.305)

You have a walk-in shower. WC. Wash hand basin. Spotlights. Extractor fan.

Bedroom Two 16'7" x 9'9" (5.078 x 2.980)



You have a set of double glazed windows to the front. Radiator. Sliding doors to built-in wardrobe. Door to en suite.

Bedroom Two



En-Suite 6'8" x 8'11" (2.056 x 2.742)



You have a glazed window to the side. En suite comprising; corner shower cubicle. WC. Wash hand basin. Radiator. Tiled walls. Spotlights.

Bedroom Three 10'8" x 12'11" (3.273 x 3.955)



You have a set of double glazed windows to the rear and a radiator.

Bedroom Three



Bedroom Four 10'10" x 11'3" (3.305 x 3.444)



You have a set of double glazed windows to the rear and a radiator.

External

Front



You have a block paviour driveway with parking for two vehicles leading to the Integral garage. Side access. Front garden is home to a variety of flowers and shrubs.

Another Aspect



Aerial Aspect



Rear



Aerial Aspect



Rear



Rear



Rear



Patio seating area with ample room for tables and chairs. Which in turn leads to a lawned garden. The rear garden is home to a variety of flowers, trees and shrubs. Detached garden shed.

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 - F

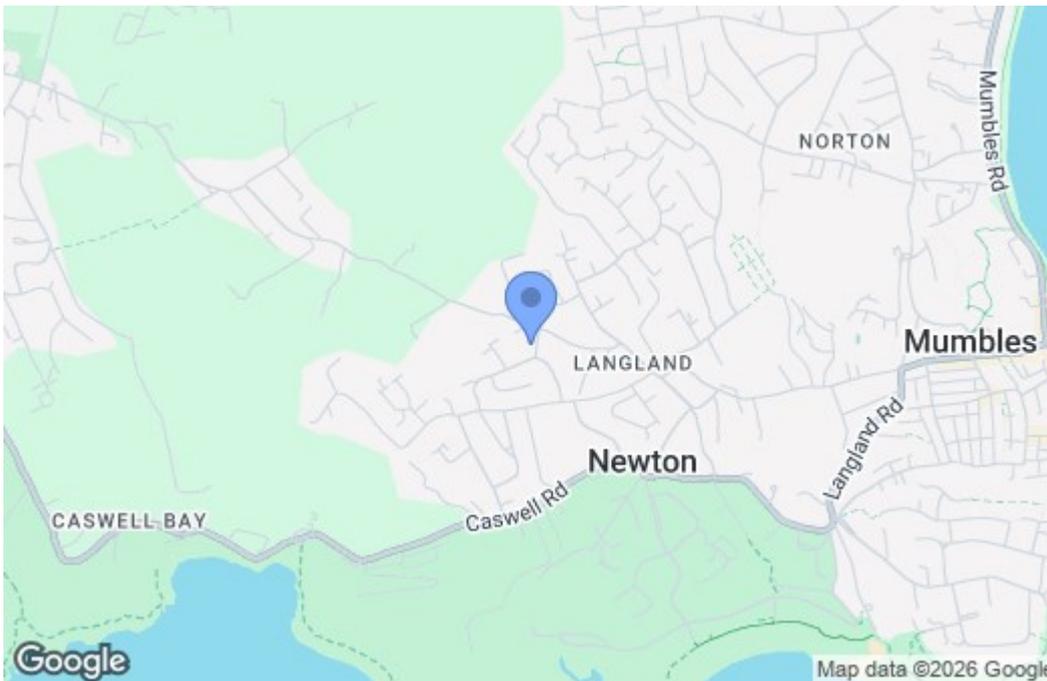
Tenure

Freehold.

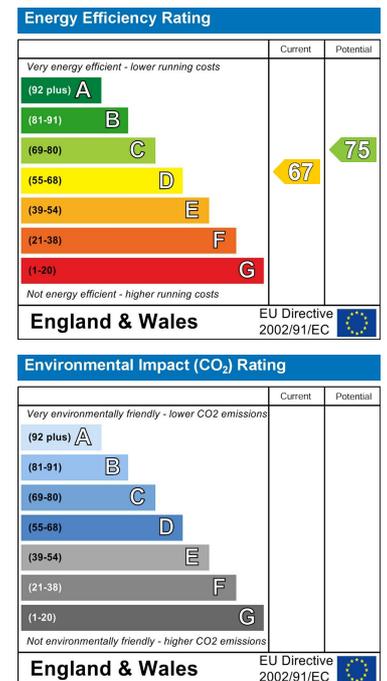
Floor Plan



Area Map



Energy Efficiency Graph



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