

200 Newton Road,
Newton, Swansea,
SA3 4UD



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Offers Over
£500,000



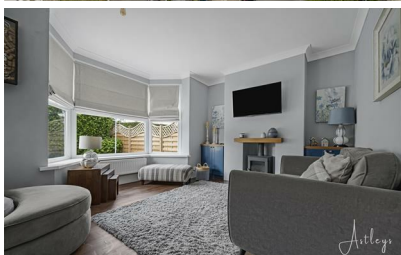
Set within the popular coastal community of Newton, this attractive family home is ideally placed for enjoying the beaches, countryside and village amenities of the Gower. Langland Bay, Caswell Bay and the Mumbles coastline are within easy reach, while local cafés, shops and everyday facilities are close by. Newton Primary School is also nearby, with a wealth of opportunities for coastal walks and outdoor recreation adding to the appeal of the setting.

Offering approximately 1,708 square feet of accommodation arranged over three floors, the property provides generous and versatile space for family life. The ground floor features a welcoming hallway, lounge, sitting room and dining room, alongside a kitchen, utility room and cloakroom.

Three bedrooms and the family bathroom are located on the first floor, with the principal bedroom occupying the second floor and benefiting from an en suite shower room. From the second floor landing, there are pleasant sea glimpses across Swansea Bay.

Externally, the property occupies a plot of approximately 0.07 acres. Private driveway parking for two vehicles is provided to the front, while the rear garden features a raised decked seating area with space for outdoor dining. Steps lead down to a lawned garden, with a detached garden shed completing the outside space.

Offering generous accommodation, a good sized garden and a desirable coastal setting, this is an appealing family home within easy reach of Newton, Mumbles and the wider Gower. The property is offered for sale with no onward chain.



Entrance

Via a hardwood door into the hallway.

Hallway

With stairs to the first floor. Door to the lounge. Door to the sitting room. Door to the kitchen. Tiled floor. Radiator.

Lounge

13'7" x 18'8"

Double glazed bay window to the front. Double glazed window to the front. Two radiators. Feature gas fire set in fireplace.

Sitting Room

17'2" x 12'10"

Set of double glazed French doors leading to the rear garden. Feature fireplace. Radiator.

Kitchen

19'10" x 9'2"

A well appointed kitchen fitted with a range of base and wall units. Opening to the dining room. Door to the utility room. Double glazed PVC door to the rear garden. A set of double glazed windows to the rear. Range of base and wall units. Running work surface incorporating a one and a half bowl stainless steel sink and drainer unit. Integral Neff oven and grill. Integral Neff four ring gas hob, with extractor hood over. Integral freezer. Integral fridge. Integral dishwasher. Tiled floor. Radiator. Spotlights.

Utility Room

11'8" x 7'0"

Door to the cloak room. Double glazed PVC door to the rear. Running work surface incorporating a stainless steel sink and drainer unit. ?Chrome heated towel rail. Plumbing for washing machine. Space for tumble dryer. Tiled floor.

Cloakroom

3'9" x 4'10"

WC. Wash hand basin. Tiled floor. Radiator. Extracor fan.

Dining Room

13'10" x 8'4"

Double glazed bay window to the front. Tiled floor. Radiator.

First Floor

Landing

Double glazed window to the side. Door to the bathroom. Doors to bedrooms two, three and four. Stairs leading up to the second floor.

Bathroom

6'0" x 7'9"

Frosted double glazed window to the rear. Suite comprising; bathtub with shower over. WC. Wash hand basin. Chrome heated towel rail. Tiled floor. Tiled walls. Extracor fan.



Bedroom Two

12'9" x 13'8"

Double glazed bay window to the front. Radiator. Feature fireplace.

Bedroom Three

14'2" x 10'3"

Double glazed bay window to the rear. Radiator. Door to built in wardrobe.

Bedroom Four

6'4" x 5'10"

Double glazed window to the front. Radiator.

Second Floor**Landing**

With a double glazed window to the side offering sea views of Swansea Bay and beyond. Door to bedroom one.

Bedroom One

14'8" x 13'9"

Velux roof window to the front. Spotlights. Radiator. Doors to built in wardrobe. Door to en suite.

En-Suite

9'0" x 5'9"

Frosted double glazed window to the rear. Well appointed suite comprising; corner shower cubicle with oversized shower head above. WC. Wash hand basin. Spotlights. Chrome heated towel rail. Tiled floor. Extractor fan.

External**Drone Shot****Front**

Private driveway parking for two vehicles.

Rear

Raised decked seating area with ample room for tables and chairs. Steps leading down to a lawned garden. Detached garden shed.

Services

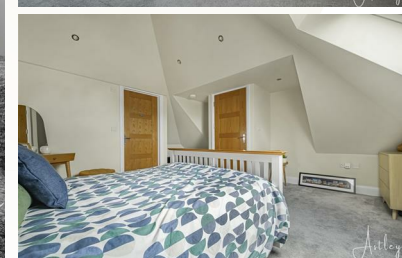
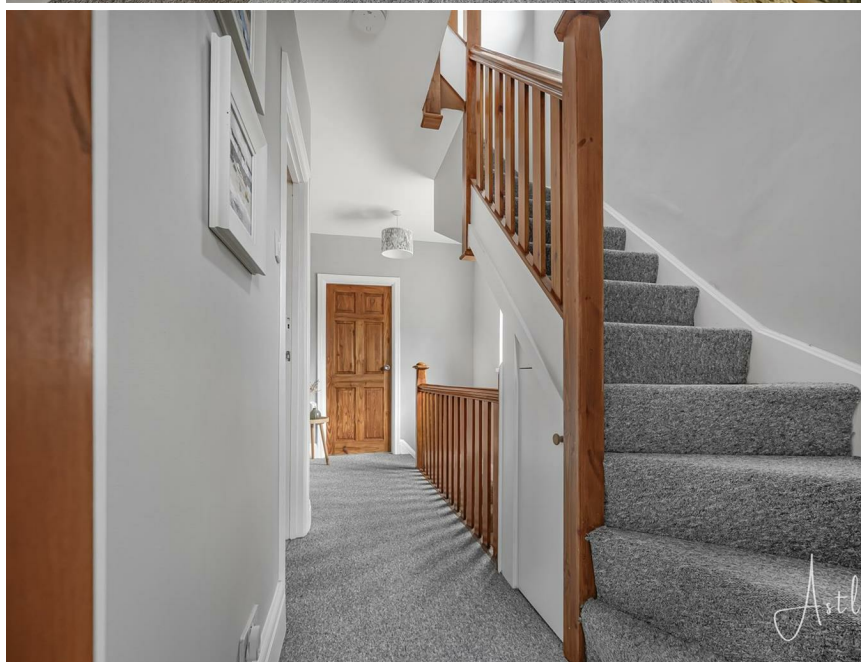
Mains electric. Mains sewerage. Mains water. Mains Gas. Broadband type - full fibre. Mobile phone coverage available with EE, Three, O2 & Vodafone.

Council Tax Band

Council Tax Band - F

Tenure

Freehold.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	52	73
EU Directive 2002/91/EC		



Total area: approx. 158.7 sq. metres (1708.5 sq. feet)

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