

1 Millands Close,  
Newton, Swansea,  
SA3 4SE

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# 1 Millands Close, Newton, Swansea, SA3 4SE

£550,000



Situated in the ever-popular area of Newton, this detached family home offers a superb balance of space, convenience, and coastal lifestyle. Just a short distance from the beaches of Langland and Caswell and the vibrant village of Mumbles, it also lies within the catchment of Bishopston Comprehensive, making it a sought-after choice for families.

The property occupies a generous plot and provides versatile accommodation, including a spacious lounge/dining room opening into the conservatory, a well-appointed kitchen with utility room, and a welcoming hallway with cloakroom. Upstairs, four bedrooms and a family bathroom provide ample space for family living and guests alike.

Externally, there is driveway parking for two vehicles, a garage, and established gardens to the front and rear, offering both privacy and potential to create a fantastic outdoor entertaining space.

This home represents an excellent opportunity to secure a property in one of Newton's most desirable cul-de-sac settings, combining everyday practicality with access to Gower's renowned coastline.



#### Entrance

Via composite door into the porch.

#### Porch

A tiled porch with a window to the front and a frosted window into the property with a wooden door into the hallway.

#### Hallway

With a door to the WC. Door to the lounge/dining room. Door to the kitchen and stairs to the first floor.

#### W/C

3'11" x 5'8"

With a frosted double glazed window to the front. WC. Wash hand basin. Tiled floor.

#### Kitchen

17'7" x 10'9"

With both wall cabinets and under counter cabinets. Double glazed window to the rear. Vinyl coated countertops that run almost full length of the kitchen. Space for a five burner range cooker. Space for a wine fridge and you have a frosted PVC door that goes to the rear of the property. Tiled floor. Radiator.

#### Kitchen

#### Utility Room

6'5" x 7'10"

You have vinyl lined countertop. Space for a dishwasher. Space for washing machine. Space for tumble dryer. Space for fridge/freezer. Tiled flooring.

#### Lounge/Dining Room

11'10" x 24'9"

With a double glazed window to the front. Radiator. Feature fireplace. Double glazed French sliding doors to the conservatory.

#### Lounge/Dining Room

#### Lounge/Dining Room

#### Conservatory

11'9" x 11'9"

With double glazed throughout and double glazed French doors to the rear. Tiled flooring.

#### Conservatory

#### First Floor

#### Landing

With doors to bedrooms. Door to the bathroom.

#### Bathroom

5'10" x 6'8"

You have a frosted double glazed window to the rear. Large walk-in shower. WC. Wash hand basin and an integrated storage cupboard which houses the boiler.



**Bedroom One**

13'6" x 13'6"

With a double glazed window to the front. Radiator. Door to built in cupboard.

**Bedroom One****Bedroom Two**

10'10" x 13'6"

With a double glazed window to the rear. Radiator. Corner shower cubicle.

**Bedroom Two****Bedroom Three**

17'5" x 8'4"

You have two double glazed windows to the front and a radiator.

**Bedroom Three****Bedroom Four**

7'10" x 16'0"

With a double glazed window to the rear and a radiator.

**Bedroom Four****External****Another Aspect****Aerial Aspect****Aerial Aspect****Aerial Aspect****Aerial Aspect****Front**

You have a paved parking area to the front of the property for two vehicles leading to the garage. Well-established shrubs and small trees bordering the property with a small lawned area.

**Rear**

The rear garden is home to a paved patio area. Fencing that surrounds the property with a small grassed area and a selection of shrubs and plants.

**Rear****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.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		70	80
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Total area: approx. 147.1 sq. metres (1583.7 sq. feet)

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Plan produced using PlanUp.