



32 Summerland Lane, Newton, Swansea, SA3 4UJ

Three Bedrooms
Two Bathrooms
Garage

FREEHOLD

1,039 sqft

OFFERS IN THE REGION OF

£395,000

A bright and spacious Newton bungalow offering exciting potential in one of Mumbles' most popular villages.





Occupying a sought-after position in the heart of Newton, this detached three-bedroom bungalow offers an excellent opportunity for buyers seeking a home they can modernise and make their own. Filled with natural light thanks to its generous windows and practical single-storey layout, the property combines manageable gardens, a garage and driveway parking with the convenience of village living.











Situated within the ever-popular village of Newton, 32 Summerland Lane presents an increasingly rare opportunity to acquire a detached bungalow with excellent scope for improvement and personalisation.

The accommodation extends to approximately 1,039sqft and is arranged across a practical single-storey layout that will appeal equally to downsizers, retirees and young families. While the property would now benefit from modernisation, it has been clearly cherished over the years and offers well-proportioned rooms, an abundance of natural light and excellent potential to create a superb home.

A welcoming entrance hall sits at the centre of the property, providing access to all principal rooms. The living room is bright and spacious, enjoying a large picture window to the front elevation which floods the room with natural light throughout the day. An opening leads through to a separate dining area, creating a sociable arrangement that could be further enhanced to suit modern lifestyles.

To the rear, the kitchen provides ample workspace and storage and leads directly to the conservatory, which enjoys pleasant views over the rear garden and offers an additional reception space ideal for relaxing with a morning coffee or enjoying the garden throughout the seasons.

The bungalow offers three bedrooms, including a generous principal bedroom with its own en-suite shower room. The remaining bedrooms are served by a family bathroom, providing flexibility for visiting guests or family members.

Externally, the property continues to appeal. A driveway provides off-road parking and leads to the detached garage, while the gardens have been designed to be both manageable and easy to maintain. The rear garden enjoys a good degree of privacy and offers plenty of potential for landscaping or creating attractive outdoor entertaining areas.

Offering comfortable accommodation from day one whilst presenting clear opportunities for refurbishment and enhancement, this is a home with genuine potential in a highly desirable location.

The property is offered for sale with no onward chain.

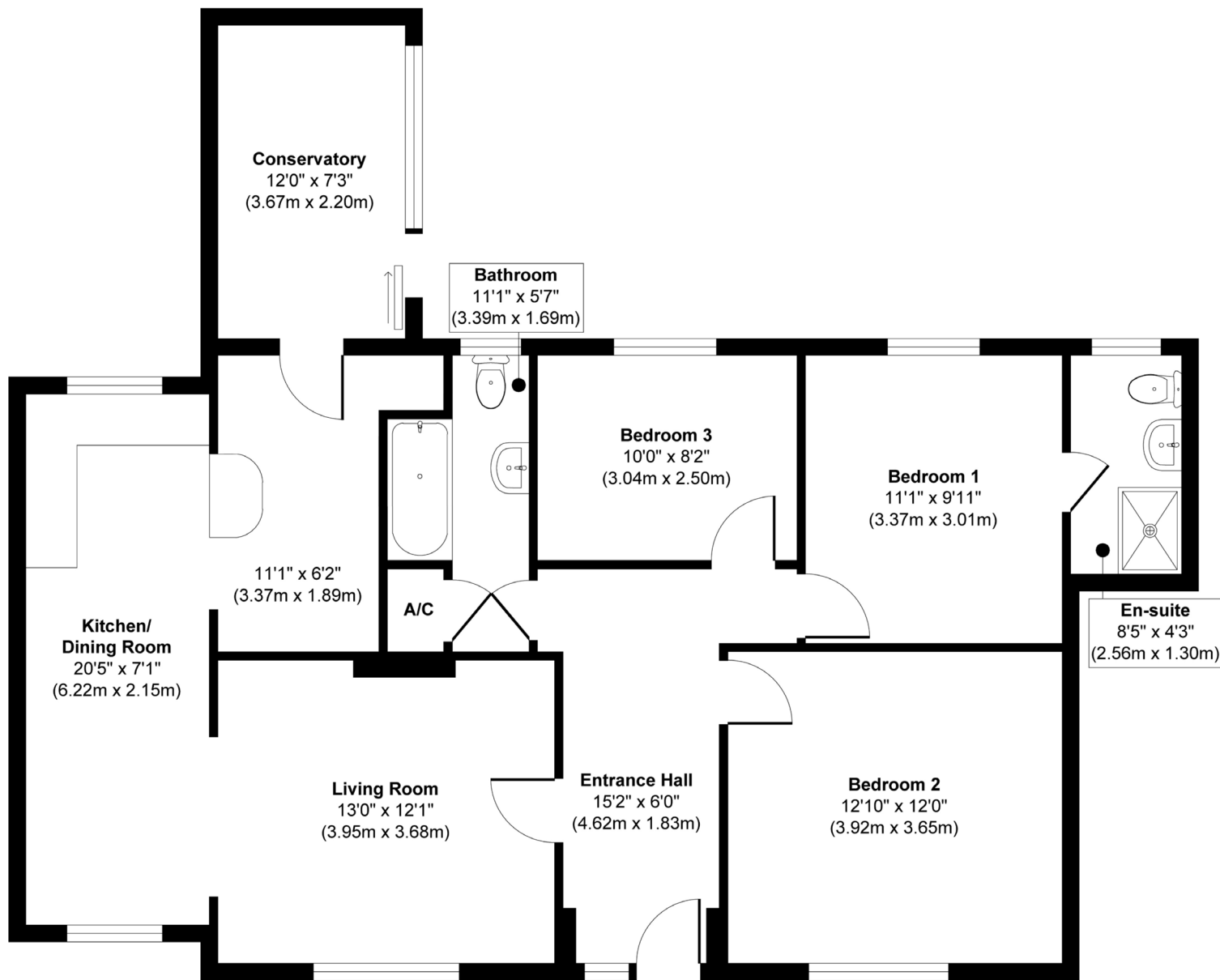


Tenure:
Freehold

Services:
Mains electricity, water, drainage and
gas central heating

Council Tax Band:
E (£2,619 per annum).

EPC Rating:
TBC



Floor Plan

Approx. Gross Internal Floor Area 1039 sq. ft / 96.58 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

The Location

Newton remains one of the most sought-after villages within the Mumbles area, combining a strong sense of community with excellent access to both the coastline and everyday amenities.

Summerland Lane enjoys a convenient position within walking distance of the village centre, where residents benefit from local shops, cafés, a post office and the highly regarded Newton Primary School. The village also falls within the catchment area for the popular Bishopston Comprehensive School.

For outdoor enthusiasts, the location is particularly attractive. The beautiful beaches of Langland, Caswell and Rotherslade are all within a short drive or enjoyable walk, while the stunning coastline of the Gower Peninsula, Britain's first Area of Outstanding Natural Beauty, lies on the doorstep.

Mumbles village, with its independent boutiques, cafés, wine bars, restaurants and the seafront promenade, is approximately 1 mile away. The scenic coastal path offers wonderful walks between Langland Bay and Caswell Bay or Bracelet Bay in the other direction, while nearby Underhill Park provides sports facilities and open green space.

For commuters, Swansea city centre is approximately 5 miles away, Singleton Hospital around 3 miles away, Swansea University approximately 3.5 miles away and Junction 42 of the M4 motorway can be reached in around 20 minutes, providing excellent links across South Wales and beyond.

The property is within Newton Primary School Catchment and Bishopston Comprehensive too.

It is a location that perfectly balances village life, coastal living and everyday convenience.





THE
GREENROOM
ESTATE AGENCY

Telephone

01792 986099

Address

29-30 Dunns Lane
Mumbles
SA3 4AA

E-mail and Web

info@thegreenroomhomes.com
www.thegreenroomhomes.com.com