

22 Lady Housty Avenue

Newton, Swansea, SA3 4TS



£ 1 , 5 9 5 , 0 0 0





A luxurious family home in one of Newton's finest residential avenues.

A substantial and beautifully balanced family home of over 5,300 sq ft, enjoying open views and a secluded south-facing garden.



22 Lady Housty Avenue is a substantial detached family residence offering exceptionally generous accommodation extending to approximately 5,376 sq ft. The property has been a much-loved family home for the past 14 years and is presented in great condition throughout, combining scale, comfort and versatility in a setting that is both private and beautifully open.

The ground floor is arranged around a spacious central hall, setting the tone for the proportions that follow. There is an impressive range of reception spaces including a formal living room, a separate family room and a well-proportioned dining room, all ideal for both entertaining and everyday family life. A dedicated sitting room provides an ideal snug environment. The stunning kitchen is open to the dramatic vaulted dining room and sensibly positioned supported by a utility room, wet room and ground floor WC, while internal access leads through to the garage, enhancing practicality, and to the first floor games room which adds a further layer of flexibility and could equally function as a cinema room, studio or teenage retreat.

The upper floors offer extensive bedroom accommodation, thoughtfully arranged to suit families both large and small. The principal bedroom suite is particularly generous, incorporating a dressing room and en-suite bathroom. Several further double bedrooms benefit from their own en-suite facilities, while additional double bedrooms are served by well-appointed bath and shower rooms. An upper-level office space completes the accommodation, ideal for those requiring separation between work and family life.

Outside, the property enjoys a superb position. To the front, open fields provide an attractive rural outlook and a genuine sense of space. To the rear, the south-facing garden is beautifully secluded, offering privacy and sunshine throughout the day. The garden is ideal for outdoor enter-taining, family use or quiet relaxation. A driveway and garage provide ample parking and storage.







- 01 Prestigious detached family home extending to approximately 5,376 sq ft
- 02 Offering six Bedrooms, six bathrooms, six reception rooms - extensive, flexible accommodation
- 03 Open field views to the front and a private south-facing rear garden
- 04 One of Newton's most exclusive residential streets.





















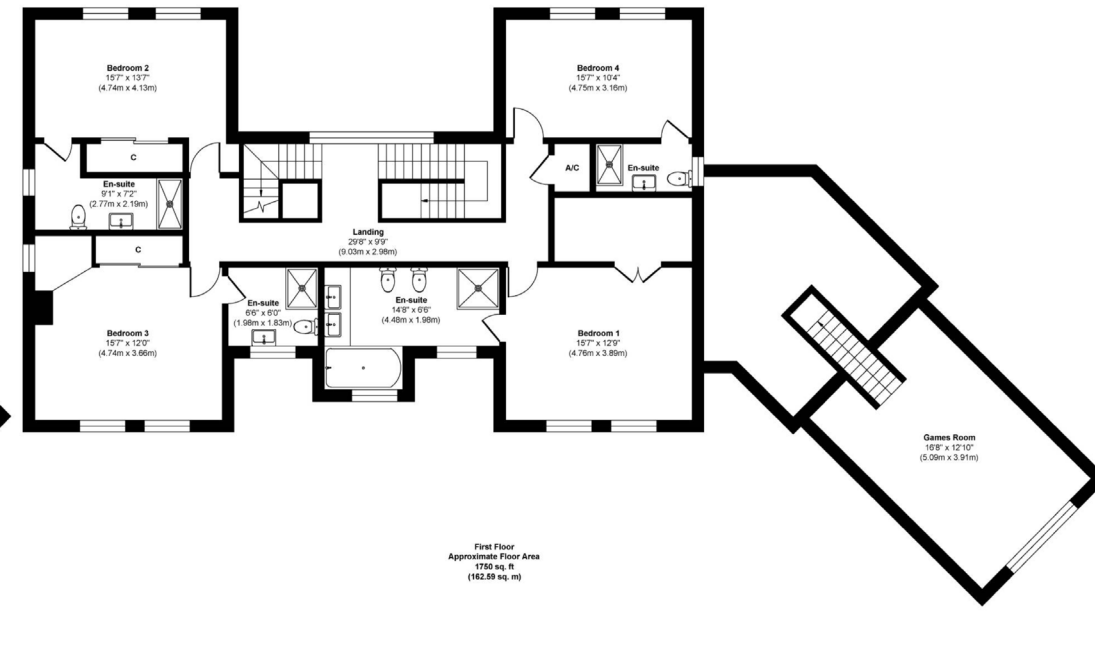
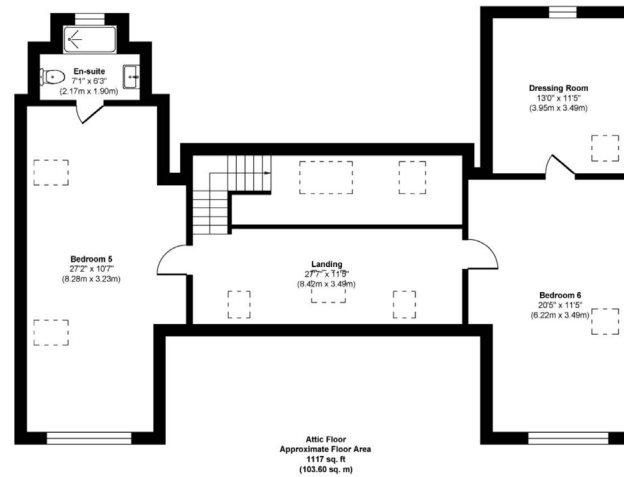
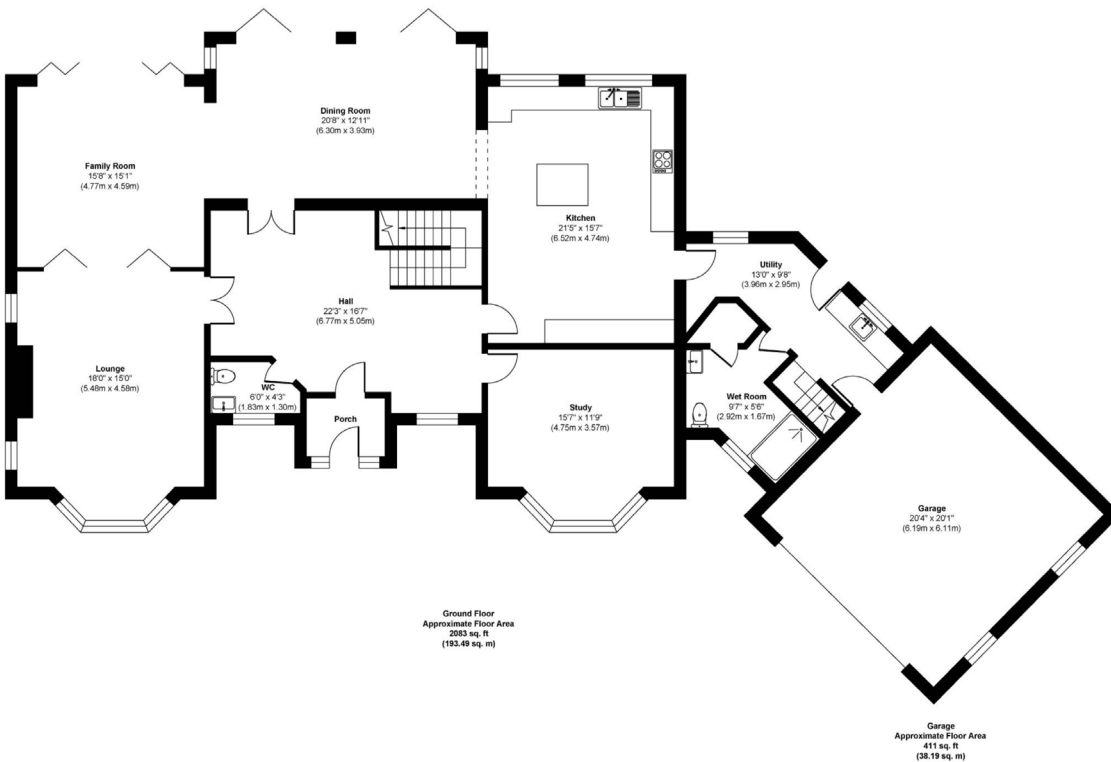


- 18 -
Tenure: Freehold

Services: Mains electricity, water, drainage and central heating

Council Tax Band & Annual Charge: H
(£4,286p.a.)

EPC Rating: TBC



Approx. Gross Internal Floor Area 4947 sq. ft / 459.68 sq. m
Approx. Gross Internal Garage Floor Area 411 sq. ft / 38.19 sq. m
Approx. Gross Internal Floor Area 5376 sq. ft / 499.28 sq. m (Excluding Void)

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

Produced by Elements Property

WELCOME TO Newton

- 19 -

Lady Housty Avenue is widely regarded as one of Newton's most exclusive and sought-after residential locations, characterised by generous plots, mature surroundings and a peaceful village atmosphere. Newton itself is a highly desirable coastal village, positioned perfectly between Mumbles and the Gower Peninsula.

Everyday amenities are close at hand, with Newton village offering a local pub, café, shop and well-regarded primary school, all within walking distance. The area is renowned for its proximity to outstanding beaches, with Langland Bay and Caswell Bay approximately 1–1.5 miles away, providing excellent swimming, surfing and coastal walks.





Mumbles village, around 1 mile distant, offers a vibrant mix of independent boutiques, cafés, restaurants and bars, while Swansea city centre lies approximately 6 miles away, providing wider employment, retail and cultural opportunities.

The property falls within the catchment for Newton Primary School and Bishopston Comprehensive School, both highly regarded locally. Access to the Gower Area of Outstanding Natural Beauty is immediate, placing miles of countryside, beaches and coastal paths within easy reach. The M4 motorway can be reached in approximately 20–25 minutes, offering straightforward connections to Cardiff, Bristol and London.



22 Lady Housty Avenue

contact.

Phone:

01792 986099

Address:

28-30 Dunns Lane, Mumbles, SA3 4AA

Web:

www.thegreenroomhomes.com

info@thegreenroomhomes.com

THE
GREENROOM
ESTATE AGENCY