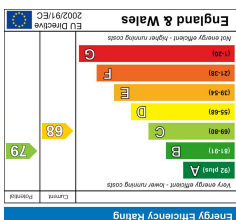


or warranty in respect of the property.

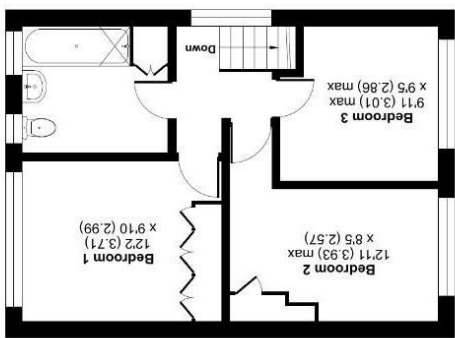
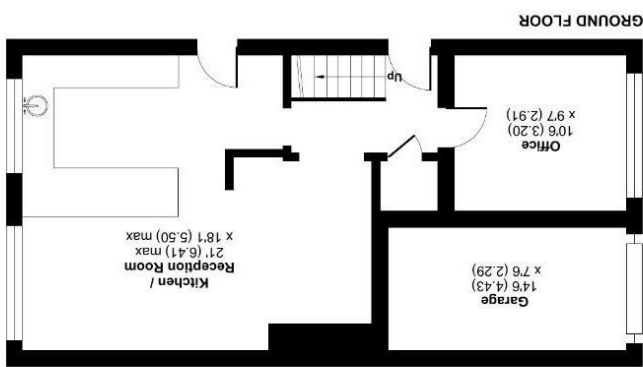
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation



EPC



## AREA MAP



**escent, Swansea, SA3**

Approximate Area = 990 sq ft / 92 sq m  
Garage = 109 sq ft / 10.1 sq m  
Total = 1099 sq ft / 102.1 sq m

For identification only - Not to scale



**Croftfield Crescent, Swansea, SA3**

## FLOOR PLAN



**19A Croftfield Crescent**  
Newton, Swansea, SA3 4UL  
**Asking Price £375,000**





GENERAL INFORMATION

Situated in the ever-popular village of Newton, this well-presented semi-detached home enjoys an excellent location within the highly regarded Newton Primary and Bishopston Comprehensive school catchment areas. The property is also ideally placed for easy access to Mumbles village, with its vibrant mix of shops, bars, restaurants and the scenic seafront promenade, while nearby local beaches and cliff-top walks offer outstanding coastal leisure opportunities.

The accommodation is arranged over two floors and begins with an entrance hallway, providing access to the ground floor rooms and stairs rising to the first floor. Off the hallway is a useful study, ideal for home working. The main living space comprises a lounge opening through to a dining area, creating a light and sociable layout, which in turn leads to a fitted kitchen.

To the first floor are three bedrooms served by a family bathroom.

Externally, the property benefits from driveway parking to the front, leading to a garage. To the rear is an enclosed garden, mainly laid to lawn, offering a private and family-friendly outdoor space.

This is an excellent opportunity to acquire a home in a sought-after coastal village location, combining convenient amenities, highly regarded schools and easy access to some of the area’s finest outdoor attractions.

FULL DESCRIPTION

Entrance Hall

Office  
10'6 x 9'7 (3.20m x 2.92m)

Kitchen / Reception Room  
21' max x 18'1 max (6.40m max x 5.51m max)

Stairs To First Floor

Landing

Bedroom 1  
12'2 x 9'10 (3.71m x 3.00m)

Bedroom 2  
12'11 max x 8'5 (3.94m max x 2.57m)



Bedroom 3  
9'11 max x 9'5 max (3.02m max x 2.87m max)

Bathroom

Parking  
Parking is available at this property via the driveway and garage.

Garage  
14'6 x 7'6 (4.42m x 2.29m)

Tenure  
Freehold

Council Tax Band  
E

EPC - D

Services  
Mains gas, electric, water (billed) & drainage.  
The current sellers broadband is currently with Sky. Please refer to the Ofcom checker for further coverage information. Current owners are not aware of any issues or restrictions for mobile phone coverage. Please refer to Ofcom checker for further information.

