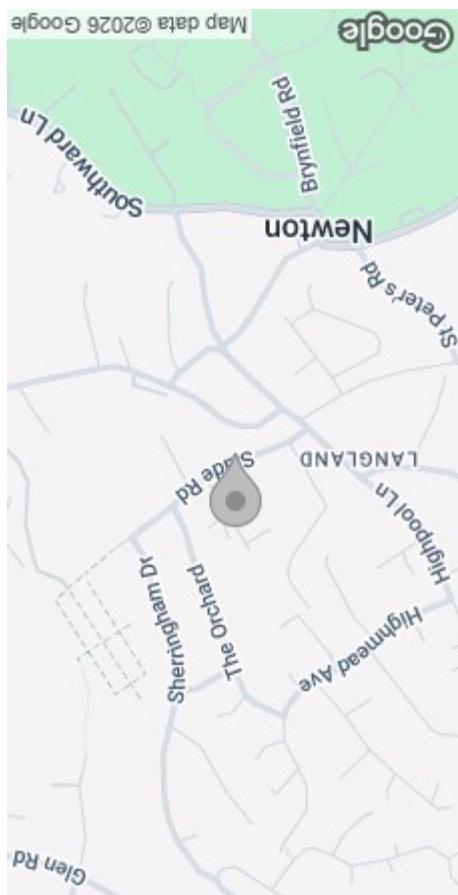


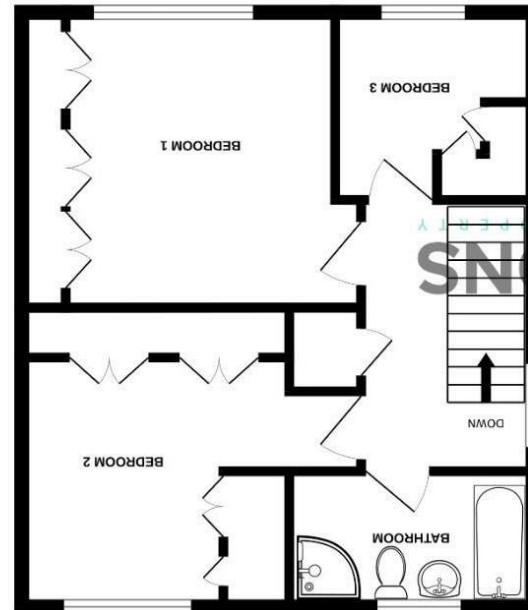
These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

As to the property or otherwise. The services, fixtures and fittings shown have not been tested and no guarantee is given. Prospective purchasers, tenants and buyers are advised to make their own investigations and to seek advice of their own solicitor or surveyor. This plan is for illustrative purposes only and should be used as such by any mission of mis-statement. This plan is for illustrative purposes only and does not necessarily reflect the actual measurements of doors, windows, rooms and any other features. The accuracy of the floorplan cannot be guaranteed. Measurements have been made to ensure the accuracy of the floorplan contained here. Measurements

### EPC



### AREA MAP



### FLOOR PLAN



## Dorwyn Slade Road

Newton, Swansea, SA3 4UE

**£385,000**



## GENERAL INFORMATION

Situated on the ever-popular Slade Road in the heart of Newton, SA3, this three-bedroom semi-detached home offers spacious and practical accommodation, ideal for families and professionals alike.

The property is entered via a generous entrance hall, which immediately sets the tone for the space on offer. From here you'll find a convenient ground-floor WC and utility room, perfect for day-to-day family living. A good size lounge-diner provides a bright and versatile living space with dual aspect windows, ideal for both relaxing and entertaining. The kitchen is well proportioned and opens onto the rear garden.

The garden itself is low maintenance and thoughtfully arranged, with a slate patio area ideal for seating and entertaining, leading onto a lawned section.

Upstairs, the property offers three bedrooms along with a family bathroom, all well laid out to suit modern living.

Located in an excellent position for highly regarded local schools and within easy reach of the vibrant village of Mumbles and its array of shops, cafés and coastal walks, this property combines a fantastic location with comfortable, well-balanced accommodation.

## FULL DESCRIPTION

### Entrance



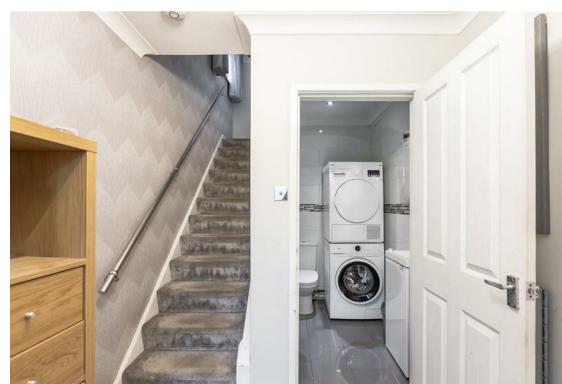
### Lounge / Diner

24'11" x 13'0" (7.6 x 3.97)



### Kitchen

11'3" x 10'4" (3.44 x 3.15)



### Cloakroom

5'9" x 3'11" (1.76 x 1.2)

### Stairs To First Floor

### Landing

### Bedroom 1

11'8" x 11'8" (3.56 x 3.56)



### Bedroom 2

13'5" x 9'10" (4.09 x 3)

**Bedroom 3**  
8'10" x 11'1" (2.71 x 3.38)

**Parking**  
Parking is available via the garage.

**Tenure**  
Freehold

**Council Tax Band**  
E

### EPC - C

**Services**  
Mains gas, electric, water (billed) & drainage.  
Current owners are not aware of any issues or restrictions for mobile phone or broadband coverage. Please refer to Ofcom checker for further information.

