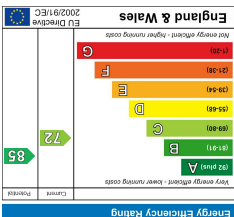


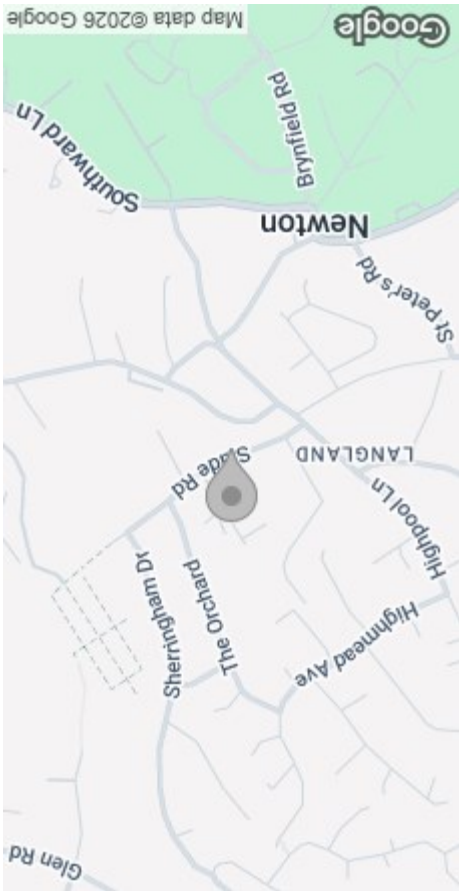
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

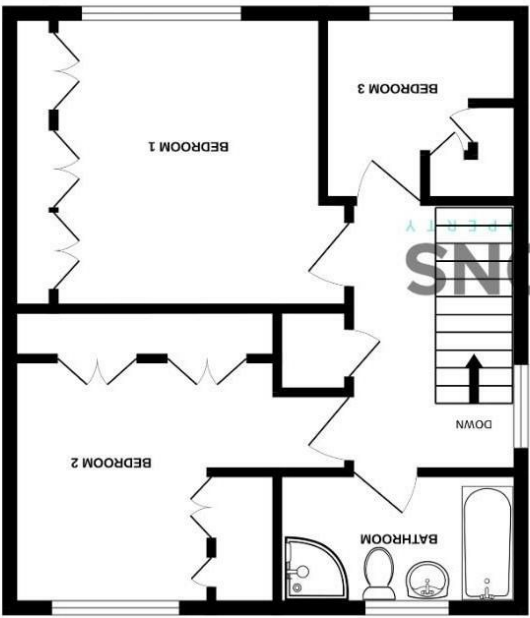
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### EPC



### AREA MAP



1ST FLOOR



GROUND FLOOR

### 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.

