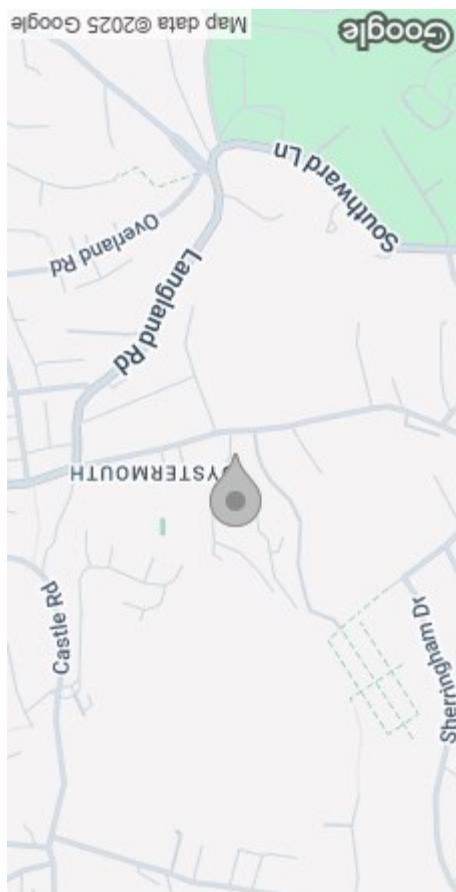


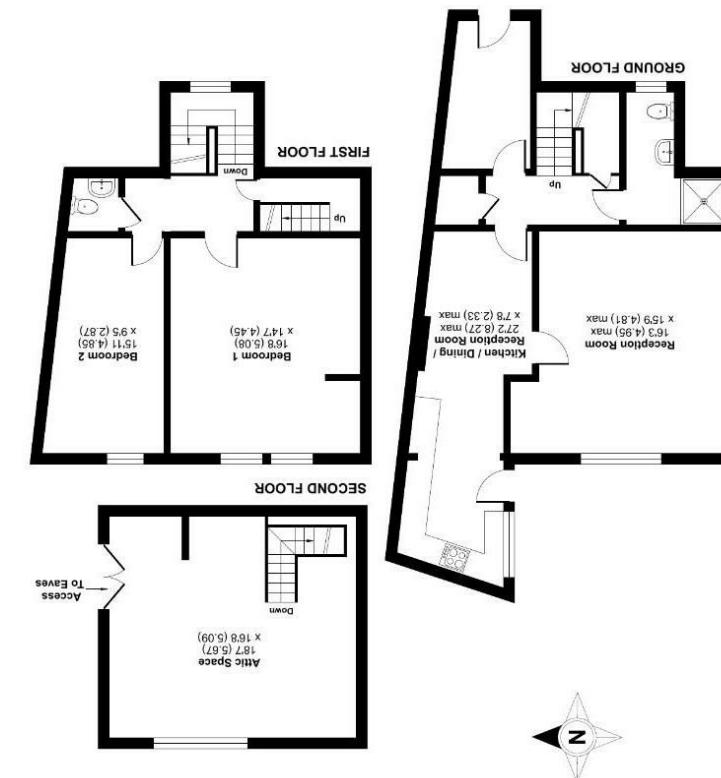
These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Produced by Dawson's Property Ref: 128617
Floor plan produced in accordance with RICS Property Measurement and Easier

EPC



AREA MAP



Newton Road, Newton, Swansea, SA3
Approximate Area = 1506 sq ft / 139.9 sq m
For identification only - Not to scale

FLOOR PLAN



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GENERAL INFORMATION

Located just a short stroll from the vibrant Mumbles Village, this traditional two-bedroom semi-detached property plus a spacious attic space offers the perfect blend of character and modern living. Enjoying a prime position with picturesque views over Underhill Park, this delightful home is ideally situated close to an array of boutique shops, restaurants, and bars – perfect for those seeking a relaxed coastal lifestyle.

The property is set back from the road. A paved patio area offers a peaceful spot to enjoy the outdoors, while rear access leads to convenient on-street parking.

Inside, the accommodation is well-presented and thoughtfully laid out. The ground floor features a modern fitted kitchen/breakfast room, a bright and welcoming lounge, and a contemporary shower room. Upstairs, you'll find two generously sized double bedrooms and a wc. A staircase leads to a spacious attic area, offering versatile additional space ideal for a home office, studio, or guest room (subject to necessary consents).

This home is perfectly suited for professionals, young families, or those looking to downsize without compromising on location or charm.

Viewing is highly recommended to fully appreciate everything this wonderful home has to offer. This property is offered Chain Free.



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FULL DESCRIPTION

Entrance Porch



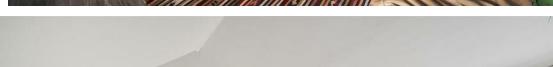
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Hallway



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Bathroom



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Kitchen / Dining / Reception Room

27'2 max x 7'8 max (8.28m max x 2.34m max)



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Reception Room

16'3 max x 15'9 max (4.95m max x 4.80m max)



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Stairs To First Floor

Landing



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Hallway



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Bedroom 1

16'8 x 14'7 (5.08m x 4.45m)



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Bedroom 2

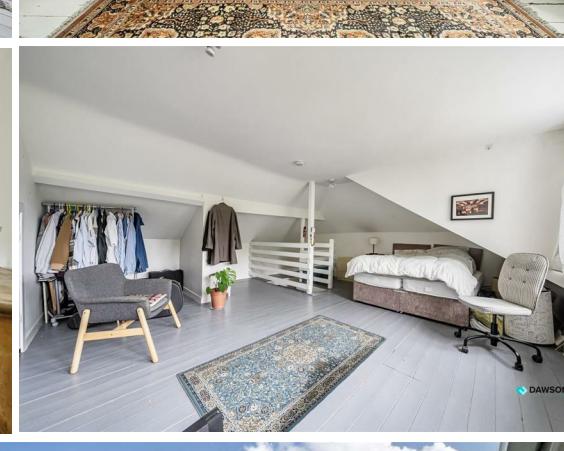
15'11 x 9'5 (4.85m x 2.87m)

WC

Stairs To Second Floor

Attic Space

18'7 x 16'8 (5.66m x 5.08m)



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Tenure

Freehold

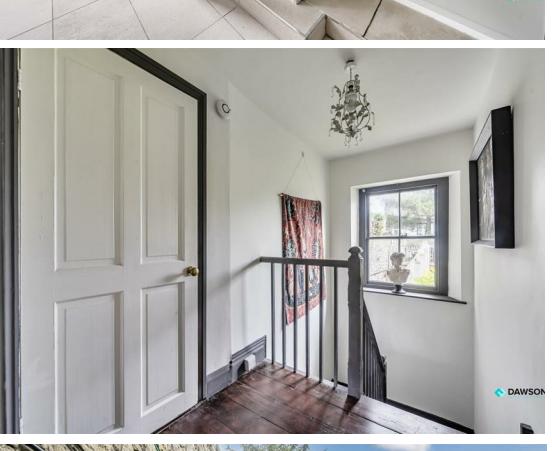
Council Tax Band

E

EPC - D

Services

Mains gas, electric, water & drainage. The current sellers broadband is currently with YouFibre. 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.



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