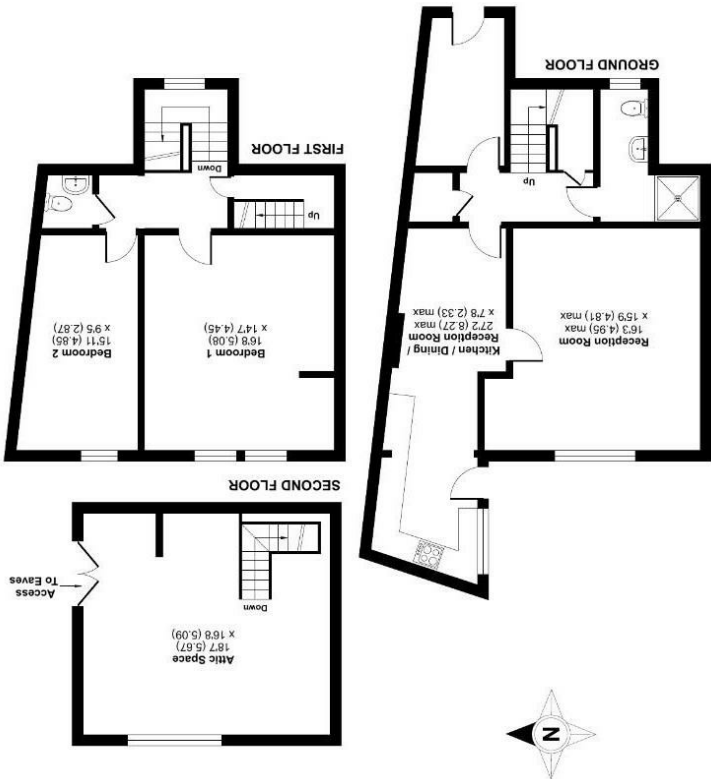


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

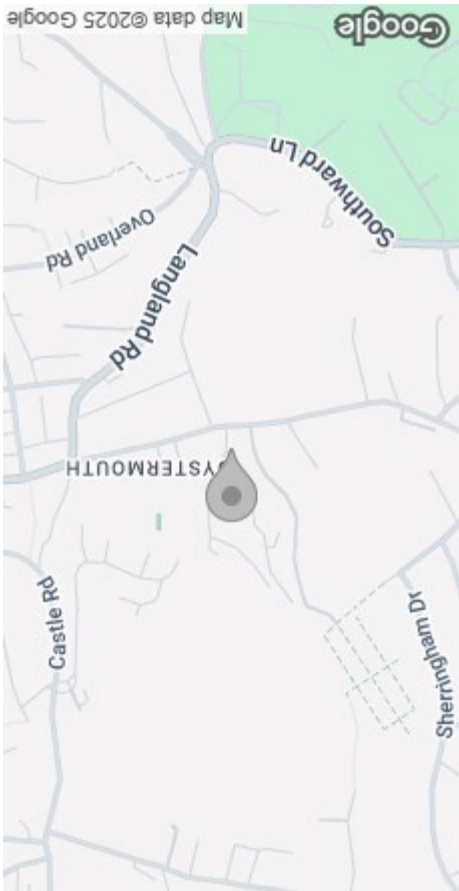
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) (RICS Publications, REF: 126317) Produced for Dawsons Property, REF: 126317, © mid-winter 2025.



Newton Road, Newton, Swansea, SA3

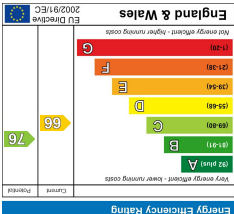
Approximate Area = 1506 sq ft / 139.9 sq m

For identification only - Not to scale



AREA MAP

EPC



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.

FULL DESCRIPTION

Entrance Porch

Hallway

Bathroom

Kitchen / Dining / Reception Room

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

Reception Room

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

Stairs To First Floor

Landing

Hallway



Bedroom 1
16'8 x 14'7 (5.08m x 4.45m)

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)

Tenrue
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.

