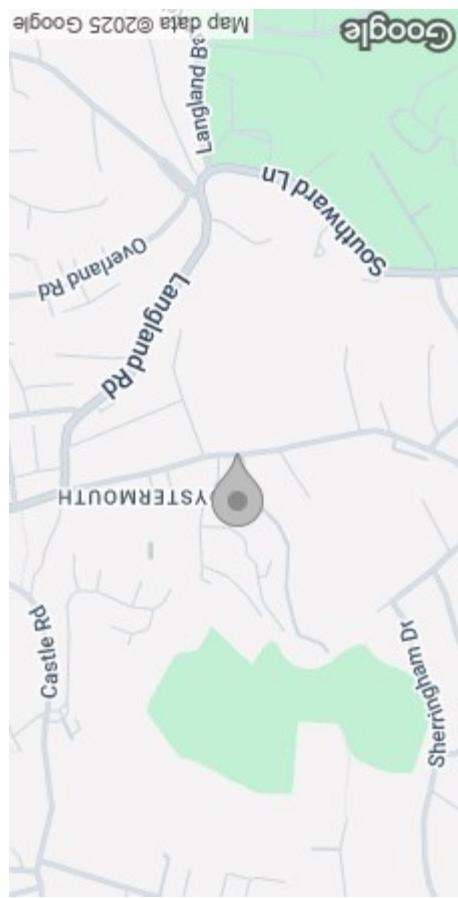
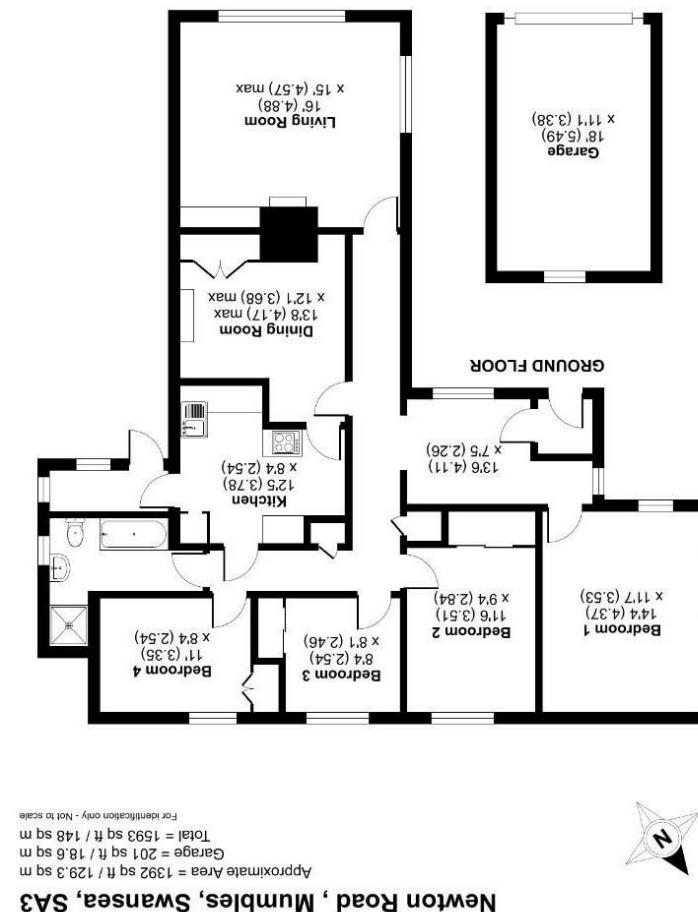


These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.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

### EPC



### AREA MAP



Newton Road, Mumbles, Swansea, SA3

### FLOOR PLAN



## GENERAL INFORMATION

Nestled on a substantial plot in the sought after location of Newton Road on the outskirts of Underhill Park, this delightful detached bungalow offers spacious living in a highly convenient setting. Boasting four bedrooms, lounge, kitchen, and a family bathroom, this property is perfect for those looking to create their ideal home. The bungalow is surrounded by a generous wrap around garden. The large driveway offers convenient parking for multiple vehicles. Situated within walking distance to the vibrant village of Mumbles, this home is perfectly positioned to enjoy the best of the local amenities, including an array of shops, restaurants, and bars. With the beautiful park and beachfront just a short stroll away, this property combines peaceful living with the convenience of village life. Ideal for families or those seeking single level living, this is a fantastic opportunity to own a property in one of Mumbles' most desirable locations. Viewing is highly recommended to fully appreciate the potential this home offers. EPC D



## FULL DESCRIPTION

### Entrance Porch

**Hallway**  
13'6 x 7'5 (4.11m x 2.26m)

**Bedroom 1**  
14'4 x 11'7 (4.37m x 3.53m)

### Inner Hallway

**Bedroom 2**  
11'6 x 9'4 (3.51m x 2.84m)

**Bedroom 3**  
8'4 x 8'1 (2.54m x 2.46m)

**Bedroom 4**  
11' x 8'4 (3.35m x 2.54m)

### Bathroom



**Kitchen**  
12'5 x 8'4 (3.78m x 2.54m)

### Rear Porch

**Dining Room**  
13'8 max x 12'1 max (4.17m max x 3.68m max)

**Living Room**  
16' x 15' max (4.88m x 4.57m max)

**Garage**  
18' x 11'1 (5.49m x 3.38m)

**Tenure**  
Freehold

**Council Tax Band**  
H

**Services**  
Main gas, electric, water & drainage. Current owners have a broadband supply, however, it is currently not connected. Please refer to Ofcom checker for further information. The current sellers have advised there are no known restrictions or issues with mobile coverage. Please refer to Ofcom checker for further information.

