















СЕКОПИБ FLOOR



EbC

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FIRST FLOOR

77 Newton Road, Swansea, SA3 4BN

GENERAL INFORMATION

A mid-terrace home ideally positioned in the sought-after area of West Cross, just a short distance from the vibrant village of Mumbles. Enjoy the convenience of nearby independent shops, cafés, bars, and restaurants, along with the picturesque seafront promenade. The property is also perfectly placed for access to local beaches, cliff-top coastal paths, and a range of outdoor leisure opportunities.

The accommodation comprises a welcoming entrance hall leading to a light and comfortable reception room, a separate dining room, and a fitted kitchen. To the first floor are two bedrooms, along with a WC and a shower room.

Externally, the property benefits from a level front garden & tiered rear garden with steps leading up to the garage, providing useful storage or off-road parking.

This home offers an excellent opportunity for those seeking a coastal lifestyle within easy reach of Mumbles and the beautiful Gower coastline.

FULL DESCRIPTION

Entrance Hall

Kitchen 8'5 x 6'11 (2.57m x 2.11m)

Dining Room 10'4 x 8'4 (3.15m x 2.54m)

Reception Room

15' max x 11'4 max (4.57m max x 3.45m max)

Stairs To First Floor

Landing

Bedroom 1

17'7 max x 10' max (5.36 m max x 3.05 m max)













Bedroom 2

13'5 max x 8'11 (4.09m max x 2.72m)

WC

Shower Room

Parking

Parking is available at this property via a garage to the rear accessed via a lane.

Garage

Tenure

18'11 x 9'4 (5.77m x 2.84m)

Freehold

Council Tax Band

EPC - D

Services

Mains gas, electric, water and drainage. You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability.

Additional Information

Please note this property is ex-local authority.





