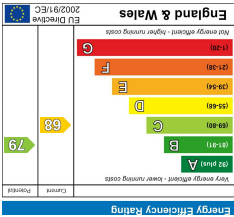


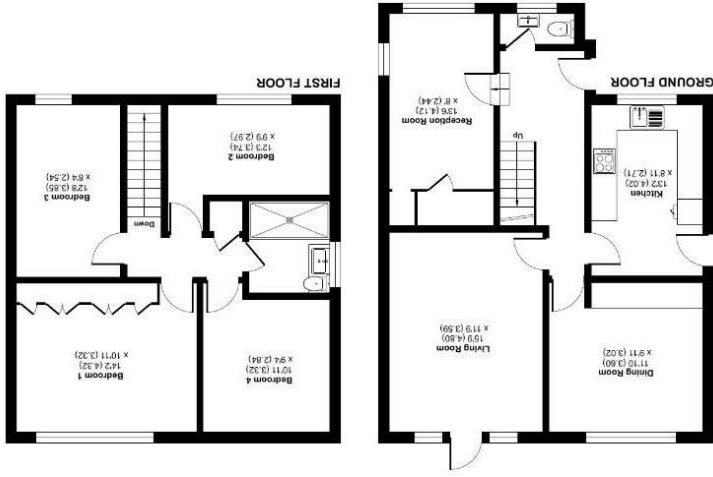
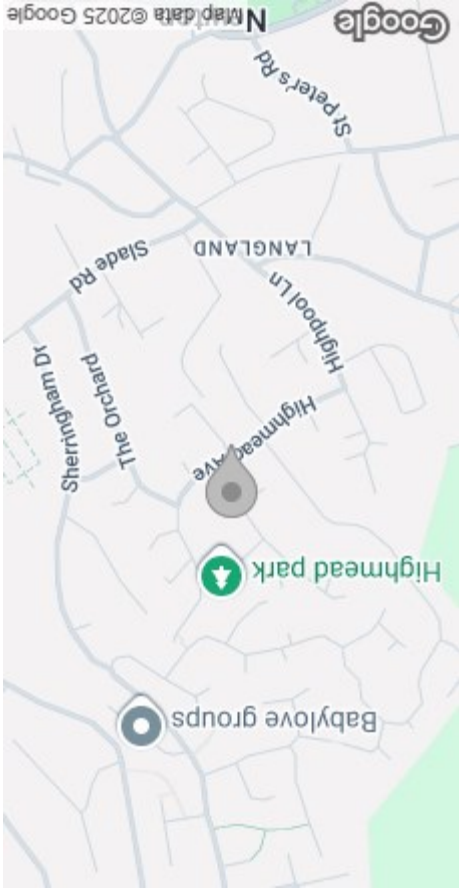


77 Newton Road, Swansea, SA3 4BN
T 01792 367301 E mu@dawsonsproperty.co.uk
W dawsonsproperty.co.uk



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Produced for Dawson's Property, REF: 134454. Copyright reserved 2025.



Highmead Avenue, Newton, Swansea, SA3
Approximate Area = 1317 sq ft / 122.3 sq m
For identification only - Not to scale

FLOOR PLAN

AREA MAP



33 Highmead Avenue
Newton, Swansea, SA3 4TY
Asking Price £550,000



GENERAL INFORMATION

Situated on a desirable corner plot in Newton, this spacious and well-presented four bedroom detached family home offers a superb location within easy reach of the vibrant village of Mumbles, with its wide array of boutique shops, bars, restaurants, and the ever-popular sea front promenade.

The property also benefits from being within the catchment area for Newton Primary School and Bishopston Comprehensive, making it an ideal choice for families.

The well-proportioned accommodation comprises a welcoming entrance hallway, a bright and airy lounge, a separate dining room, and a fitted kitchen with side access to the exterior. Additionally, there is a convenient ground floor WC and a versatile sitting room, perfect for use as a home office or playroom.

To the first floor, you'll find four good-sized bedrooms and a modern family bathroom, offering comfortable living space for growing families.

Externally, the home is approached via a gated driveway providing off-road parking, with side access leading to the rear. The enclosed rear garden features a patio seating area, ideal for outdoor dining, and a further enclosed space boasting a swimming pool, offering a perfect spot for relaxing or entertaining.

This is a rare opportunity to acquire a family home in such a sought-after location, blending village charm with coastal living.

FULL DESCRIPTION

Entrance Hall

WC

Kitchen
13'2 x 8'11 (4.01m x 2.72m)

Dining Room
11'10 x 9'11 (3.61m x 3.02m)

Living Room
15'9 x 11'9 (4.80m x 3.58m)

Reception Room
13'6 x 8" (4.11m x 2.44m)

Stairs To First Floor

Landing

Bedroom 1
14'2 x 10'11 (4.32m x 3.33m)



Bedroom 2
12'3 x 9'9 (3.73m x 2.97m)

Bedroom 3
12'8 x 8'4 (3.86m x 2.54m)

Bedroom 4
10'11 x 9'4 (3.33m x 2.84m)

Bathroom

Parking
There is driveway parking at the property.

Tenure
Freehold

Council Tax Band
F

EPC - D

Services
Mains gas, electric, water & drainage.
Broadband - the current supplier is Sky.
Mobile - there are no known issues with mobile coverage using vendors current supplier, Sky. You are advised to refer to the Ofcom checker for information regarding mobile signal & broadband coverage.

