



GENERAL INFORMATION

Situated in the picturesque village of Newton, this charming detached family home offers an enviable coastal lifestyle, just moments from the beautiful Langland and Caswell beaches, scenic cliff-top walks, and the vibrant Mumbles village with its array of shops, restaurants, and bars. The property boasts a spacious and modern layout, comprising an inviting entrance hallway, a convenient WC, and a generous lounge. The contemporary fitted kitchen, complete with integrated appliances, flows seamlessly into an open-plan dining area, enhanced by bi-fold doors that open onto the level, enclosed rear garden with a lawn and patio seating. A utility room with fitted units, an integrated washer/dryer and gives access to both the garden and garage adding further practicality. Upstairs, four double bedrooms provide ample space, with two featuring ensuite shower rooms, complemented by a stylish family bathroom. Externally, the home benefits from driveway parking for two vehicles, a garage, and a beautifully maintained rear garden, making it the perfect retreat for modern family living.

EPC B

FULL DESCRIPTION

Entrance Hall

WC

Lounge
14'8 x 12'9 (4.47m x 3.89m)

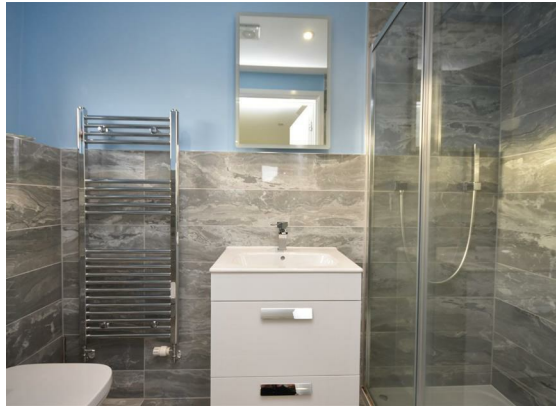
Kitchen/Dining Room
21'5 max x 19'6 max (6.53m max x 5.94m max)

Utility Room
10'6 x 6'5 (3.20m x 1.96m)

Garage
19'6 x 10'11 (5.94m x 3.33m)

Stairs To First Floor

Landing



Bedroom One
16'8 max x 12'9 max (5.08m max x 3.89m max)

Ensuite Shower Room

Bedroom Two
12'6 x 10' (3.81m x 3.05m)

Ensuite Shower Room

Bathroom

Bedroom Three
10'6 x 9'7 (3.20m x 2.92m)

Bedroom Four
13'3 x 9'10 (4.04m x 3.00m)

Tenure
Freehold

Council Tax
Band G

Services
Mains gas, electric, water & drainage. There is a water meter. The current sellers have broadband with Sky. Please refer to Ofcom checker for further information. The current sellers have advised there are no known issues with mobile coverage. Please refer to Ofcom checker for further information.

Additional Information
Estate Service charge - £192.38 per annum. Paid up until 31st December 2024.

