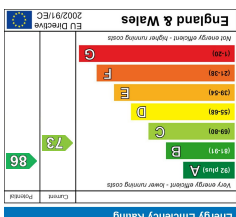
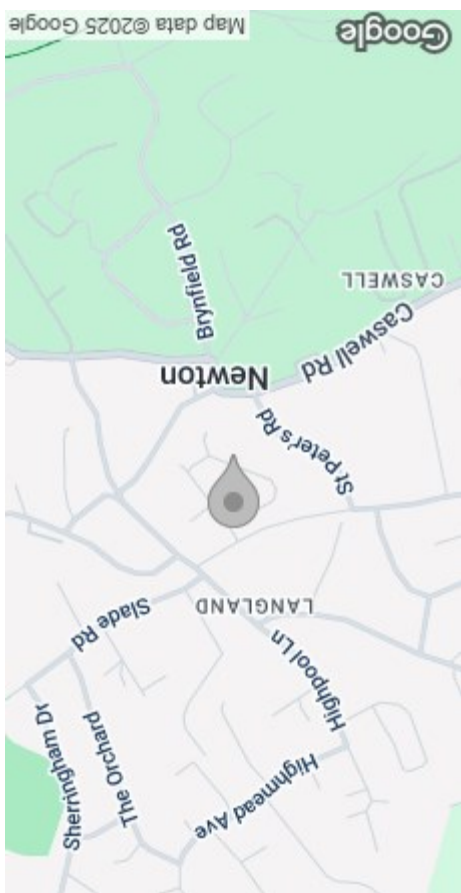


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## EPC



## AREA MAP



Approximate Area = 964 sq ft / 89.6 sq m  
Garage = 147 sq ft / 13.6 sq m  
Total = 1111 sq ft / 103.2 sq m

For identification only - Not to scale

**Croftfield Crescent, Newton, Swansea, SA3**



**52 Croftfield Crescent**  
Newton, Swansea, SA3 4UL  
**Asking Price £340,000**





GENERAL INFORMATION

Located in the heart of the desirable Newton Village, this charming three-bedroom semi-detached home falls within the sought-after Newton Primary and Bishopston Comprehensive School catchment areas. Just a short distance from the vibrant village of Mumbles, the property offers easy access to an array of shops, bars, restaurants, and the scenic seafront promenade. The well-presented accommodation comprises an entrance hall, a comfortable lounge, and an open-plan kitchen/dining area with patio doors leading to the enclosed, level rear garden –ideal for family living and entertaining. Upstairs, there are three generously sized bedrooms and a family bathroom. Externally, the property benefits from driveway parking to the front, a single garage to the side, and a secure rear garden, making this an ideal home for growing families seeking both convenience and coastal charm. NO ONWARD CHAIN

FULL DESCRIPTION

Entrance Hall

Reception Room  
15'2 x 11'6 max (4.62m x 3.51m max)

Kitchen / Dining Room  
18'1 x 10'7 (5.51m x 3.23m)

Stairs To First Floor

Landing

Bedroom 1  
15'2 max x 10'10 max (4.62m max x 3.30m max)

Bedroom 2  
10'10 x 10'7 (3.30m x 3.23m)



Bedroom 3  
11'4 max x 6'11 (3.45m max x 2.11m)

Bathroom

Parking  
Parking is available at this property via the driveway & garage.

Garage  
18' x 8'2 (5.49m x 2.49m)

Tenure  
Freehold

Council Tax Band  
E

EPC - C

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

