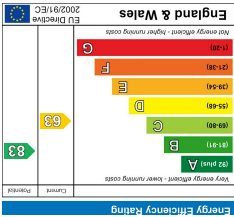
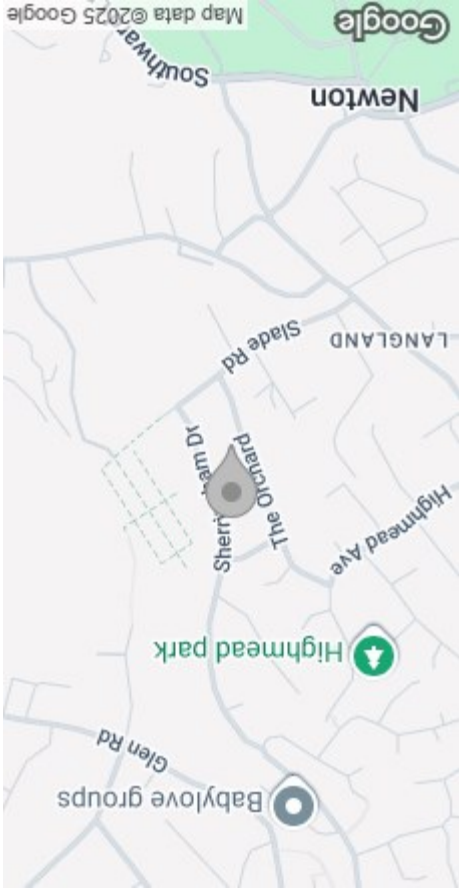


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Mapbox ©2024



EPC



AREA MAP



1ST FLOOR

GROUND FLOOR

FLOOR PLAN



16 The Orchard
Newton, Swansea, SA3 4UQ
Offers In Excess Of £325,000

3 1 1 D

GENERAL INFORMATION

Nestled in the heart of the picturesque village of Newton, this delightful semi-detached home offers the perfect blend of village charm and modern convenience. Ideal for families, the property falls within the sought-after catchment areas of Newton Primary and Bishopston Comprehensive schools. Additionally, the vibrant Mumbles Village, known for its array of shops, restaurants, and bars, is just a stone's throw away. The ground floor features a welcoming porch leading to an entrance hallway, a cozy lounge perfect for relaxing or entertaining, an open-plan kitchen seamlessly flowing into the dining area, ideal for family meals and social gatherings. Upstairs, there are three bedrooms and a contemporary family bathroom. Externally, the home boasts a well-maintained lawned garden at the front, convenient driveway parking leading to a garage, a level, enclosed rear garden with designated seating areas perfect for outdoor relaxation and entertaining. This home is perfectly positioned to enjoy the best of village life while offering easy access to excellent educational facilities and the vibrant social scene of Mumbles Village. Don't miss the opportunity to make this charming property your new home. EPC - D

FULL DESCRIPTION

Entrance Porch
6'02 x 3'03 (1.88m x 0.99m)

Hallway
15'04 x 6'01 (4.67m x 1.85m)

Lounge
15'04 x 11'06 (4.67m x 3.51m)

Kitchen/Dining Area
18' x 11' (5.49m x 3.35m)

Stairs To First Floor

Landing
13'06 x 6'11 (4.11m x 2.11m)

Bedroom 1
15'04 x 8'08 to wardrobes (4.67m x 2.64m to wardrobes)



Bedroom 2
11' x 10'07 (3.35m x 3.23m)

Bathroom
6'11 x 5'08 (2.11m x 1.73m)

Bedroom 3
6'11 x 6'11 (2.11m x 2.11m)

Tenure
Freehold

Council Tax Band
E

Services
Mains drainage, electricity, gas and water. Broadband service is available at the property, but there is no active connection to a provider at this time. Please refer to Ofcom checker for further coverage information. The current owner is not aware of any restrictions for mobile phone coverage. Please refer to Ofcom checker for further coverage information.

Additional Information
Please note that there is possible asbestos to the garage roof please refer to your surveyor for further information.

