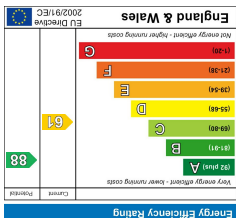
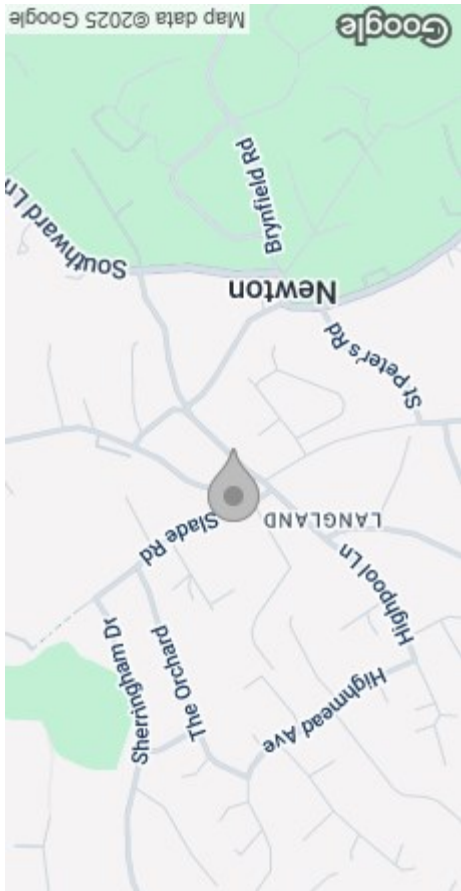


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



EPC



AREA MAP



Newton, Swansea, SA3
Approximate Area = 795 sq ft / 73.8 sq m
Limited Use Area(s) = 53 sq ft / 4.9 sq m
Collage = 176 sq ft / 16.3 sq m
Total = 1024 sq ft / 95 sq m
For identification only - Not to scale



Newton Road, Newton, Swansea, SA3

FLOOR PLAN



141 Newton Road
Newton, Swansea, SA3 4ST
Asking Price £375,000



GENERAL INFORMATION

Situated in the charming village of Newton, this attractive mid-terrace home offers an ideal blend of coastal living and village convenience. Just a short distance from beautiful local beaches, scenic cliff-top walks, and the vibrant Mumbles Village—renowned for its shops, restaurants, and bars—the property also lies within the catchment area for the highly regarded Newton Primary and Bishopston Comprehensive Schools. The accommodation comprises an entrance porch leading into a spacious open-plan lounge and dining area, complete with an exposed brick feature wall and front-facing windows. A fitted kitchen with space for all appliances leads to a rear porch providing access to the enclosed rear garden, which features a lawn and patio seating area. Upstairs, there are two double bedrooms and a family bathroom. A standout feature is the self-contained 'Surf Cottage' located at the rear of the garden—a mezzanine-style annexe with a kitchen/sitting area, wood-burning stove, shower room, sleeping area, and its own private patio, ideal for guests or home working. This versatile property offers character, location, and lifestyle in equal measure.

FULL DESCRIPTION

Entrance Porch

Kitchen
12'3 x 7'7 (3.73m x 2.31m)

Lounge / Dining Room
22'11 x 13'1 (6.99m x 3.99m)

Stairs To First Floor

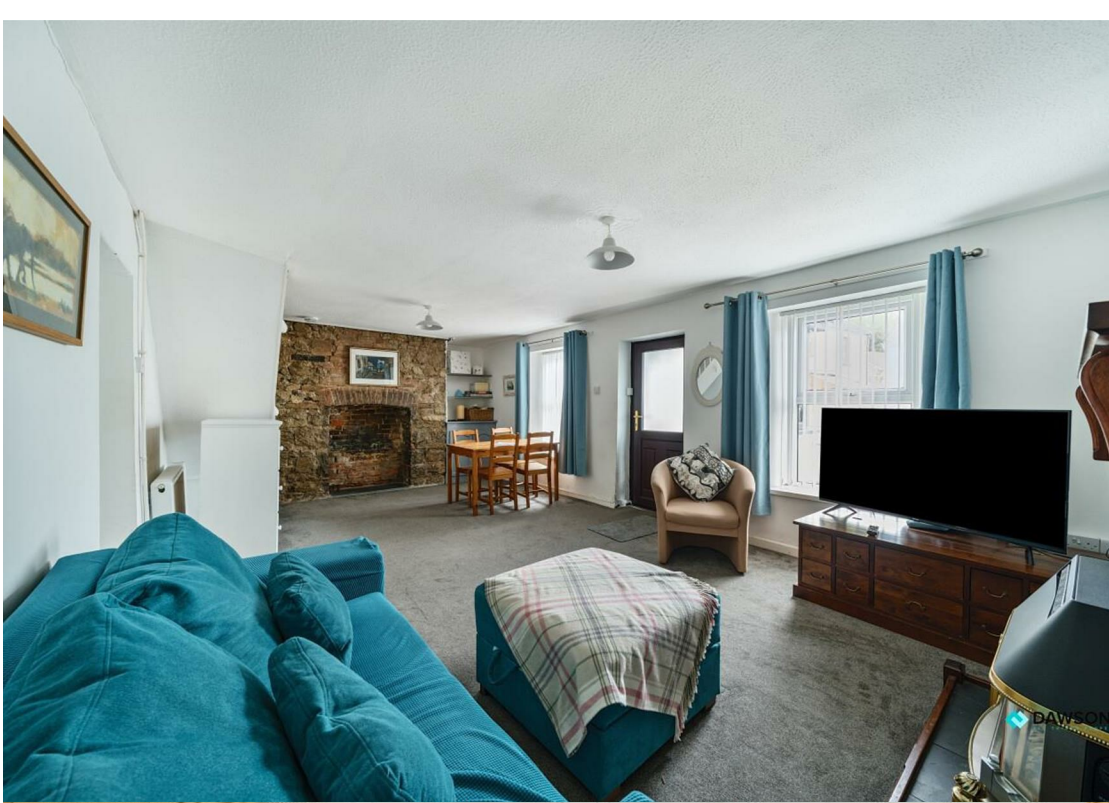
Landing

Bedroom 1
11'10 x 10'1 (3.61m x 3.07m)

Bedroom 2
13'2 x 8'2 (4.01m x 2.49m)

Bathroom

Cottage



Entrance
Kitchen / Lounge / Diner
14'11 x 8'4 (4.55m x 2.54m)
Shower Room
Ladder to First Floor
Mezzanine
8'3 x 8'3 (2.51m x 2.51m)

Parking
Buyers are advised to contact the local authority regarding parking permit availability & costs.

Tenure
Freehold
Council Tax Band
D

EPC -
D

Services
Main gas, electric, water & drainage.
Broadband - the current supplier is BT, The broadband type is fibre to the premises.
Mobile - there are no known issues with mobile phone coverage using the vendors supplier, O2.
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

