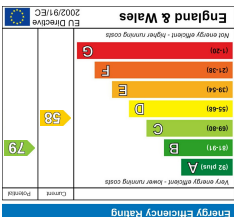
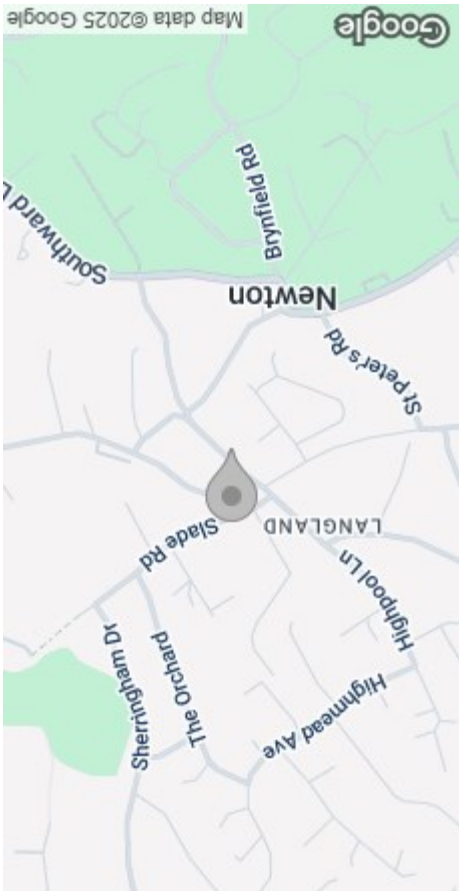


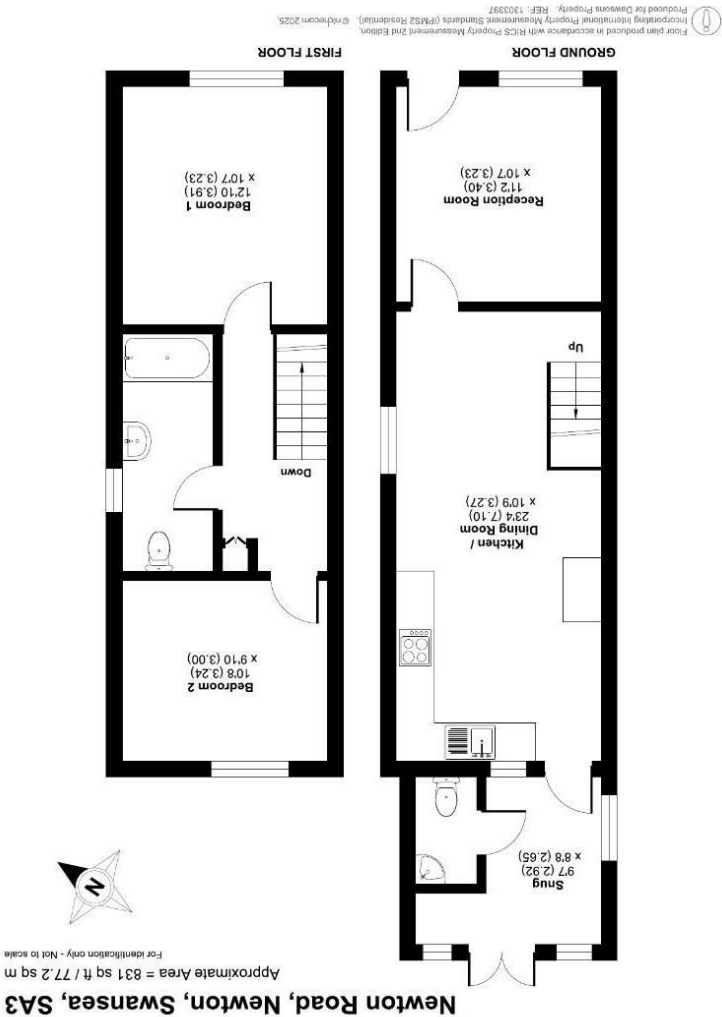
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



FLOOR PLAN



139 Newton Road
Newton, Swansea, SA3 4ST
Asking Price £350,000

2 1 1 D

GENERAL INFORMATION

Nestled in the heart of the picturesque village of Newton, this delightful end-of-terrace home offers a perfect blend of village charm and coastal living. Ideally situated within the catchment area for the highly regarded Newton Primary and Bishopston Comprehensive schools, the property is also just a short distance from the vibrant seaside village of Mumbles, renowned for its eclectic mix of shops, bars, restaurants, seafront promenade, and stunning beaches and cliff-top walks.

Upon entering the home, you are welcomed into a cosy lounge, leading through to a spacious open-plan kitchen and dining area—ideal for family life and entertaining. Beyond the kitchen is a versatile snug, offering an additional relaxed living space, along with a convenient ground floor wc. The ground floor benefits from electric under floor heating along with gas central heating.

To the first floor are two well-proportioned bedrooms and a contemporary family bathroom with electric under floor heating, providing comfortable accommodation for couples, young families or those looking to downsize.

Externally, the property benefits from a paved frontage with a path leading to the entrance, along with useful pedestrian side access. The rear garden is fully enclosed and features a lawned area complemented by a patio seating space—perfect for outdoor dining and enjoying the peaceful surroundings.

This charming home offers a wonderful opportunity to enjoy a relaxed lifestyle in a desirable location, with excellent local amenities, coastal walks, and schooling all within easy reach.

FULL DESCRIPTION

Entrance

Reception Room
11'2 x 10'7 (3.40m x 3.23m)

Kitchen / Dining Room
23'4 x 10'9 (7.11m x 3.28m)

Snug
9'7 x 8'8 (2.92m x 2.64m)

WC

Stairs To First Floor

Landing

Bedroom 1
12'10 x 10'7 (3.91m x 3.23m)

Bedroom 2
10'8 x 9'10 (3.25m x 3.00m)



Bathroom

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.

