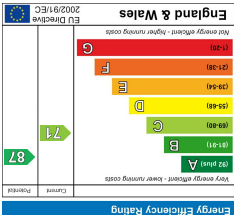
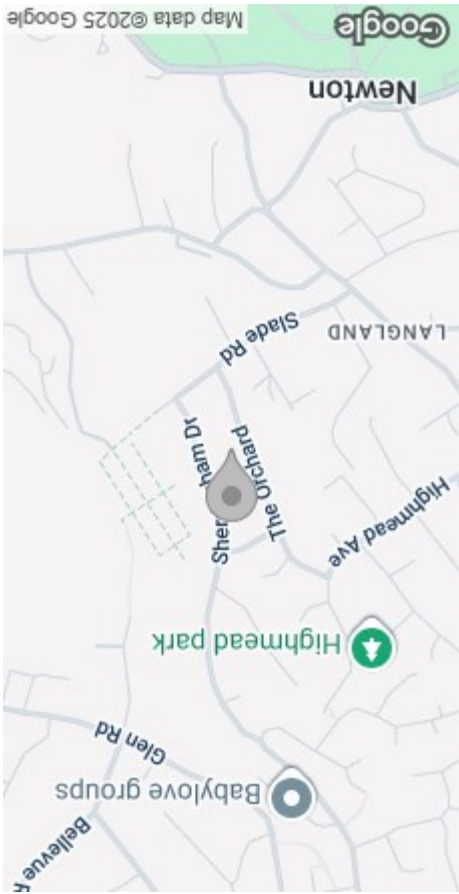


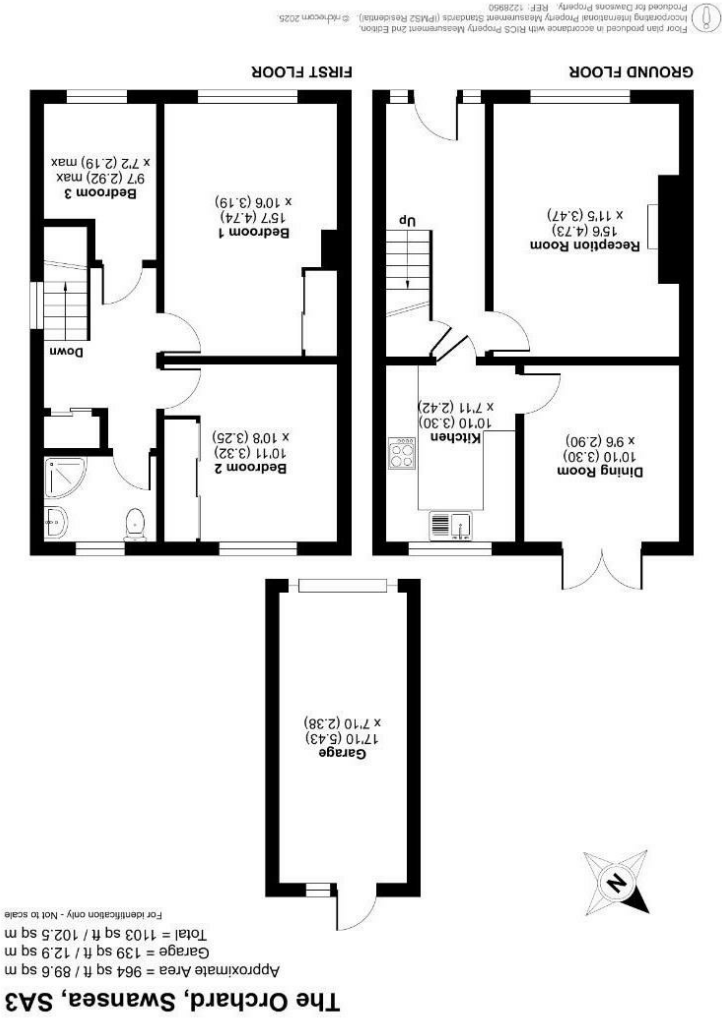
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



GENERAL INFORMATION

Situated in a highly desirable location, this three bedroom semi detached home offers an inviting blend of comfort and convenience. Perfect for families, professionals, or anyone seeking a home with space to grow, this property boasts a thoughtful layout. Upon entering, the welcoming entrance hall sets the tone, leading you to a bright and airy lounge. The kitchen provides ample workspace and storage, seamlessly flowing into a separate dining room. The dining room has French Doors which open onto the garden, creating a wonderful indoor-outdoor living experience. Upstairs, you'll find two generously sized double bedrooms and a versatile single bedroom, perfect for a child's room, home office, or guest room. The first floor is complete with a shower room and a large convenient airing cupboard on the landing. Outside, the property features a detached garage and driveway parking. The rear garden is a beautiful, mature space designed for easy maintenance, offering a private retreat to relax, entertain, or enjoy outdoor activities with family and friends. Located in the picturesque village of Newton, ideally situated, it provides the perfect balance of tranquil surroundings, proximity to excellent schools, and easy access to the vibrant social hub of Mumbles Village.

EPC - C

FULL DESCRIPTION

Entrance Hall

Reception Room
15'6 x 11'5 (4.72m x 3.48m)

Kitchen
10'10 x 7'11 (3.30m x 2.41m)

Dining Room
10'10 x 9'6 (3.30m x 2.90m)

Stairs To First Floor

Landing

Bedroom 1
15'7 x 10'6 (4.75m x 3.20m)

Bedroom 2
10'11 x 10'8 (3.33m x 3.25m)



Bedroom 3
9'7 max x 7'2 max (2.92m max x 2.18m max)

Bathroom

Garage
17'10 x 7'10 (5.44m x 2.39m)

Tenure
Freehold

Council Tax Band
E

Services
Mains gas, electric, water & drainage. Broadband is cable, currently with Virgin Media . Please refer to Ofcom checker for further information. Current owners are not aware of any issues or restrictions for mobile phone coverage. Please refer to Ofcom checker for further information.

Additional Information
Asbestos products may have been used in the original construction of the garage roof. Buyers are advised to carry out further checks.

