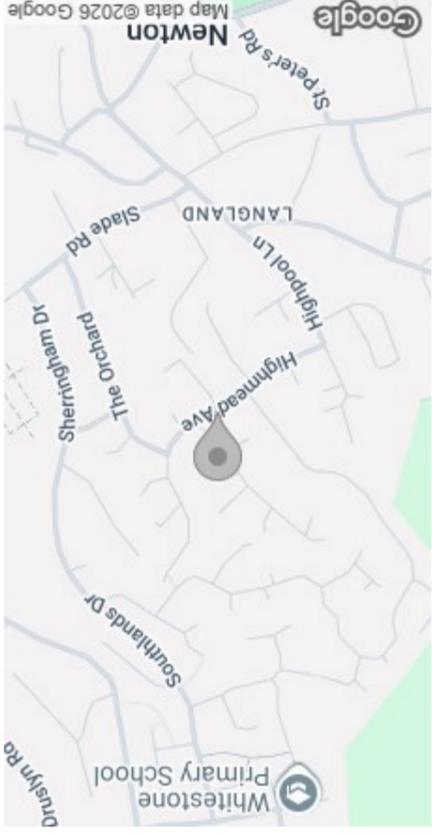


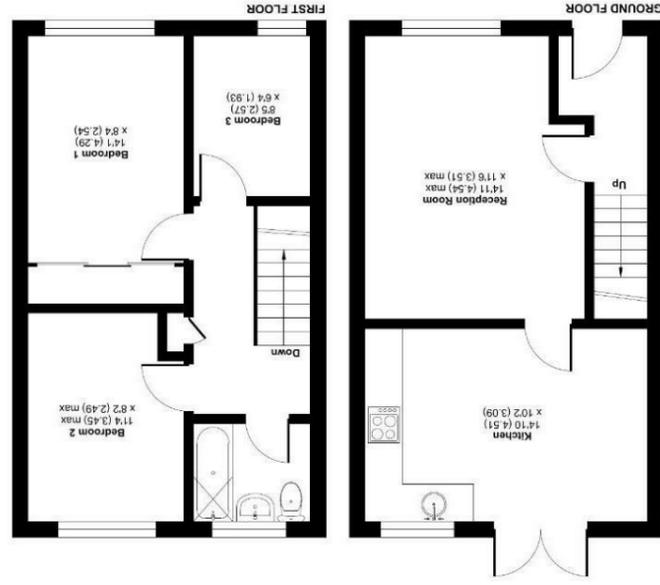
EPC



AREA MAP

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.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, (RICS Rules 2018). Produced for Dawson Property, REF: 130202.



Highmead Avenue, Newton, Swansea, SA3
 Approximate Area = 756 sq ft / 70.2 sq m
 For identification only - Not to scale

FLOOR PLAN



20 Highmead Avenue
 Newton, Swansea, SA3 4TY
 Offers Over £300,000



GENERAL INFORMATION

Located in the highly sought-after village of Newton, this beautifully presented semi-detached home offers the perfect blend of coastal living and convenience. Falling within the catchment area for the highly regarded Newton Primary and Bishopston Comprehensive schools, this property is ideally suited for families seeking a quality education and a community-oriented lifestyle.

Just a short distance from some of Gower's most stunning beaches and scenic clifftop walks, and within easy reach of the vibrant Mumbles village – with its wide array of boutique shops, bars, cafes, and restaurants – the location offers the best of both relaxation and recreation.

The accommodation comprises a welcoming entrance hallway with stairs rising to the first floor, and a bright, spacious lounge which flows seamlessly into a modern fitted kitchen/breakfast area. French doors open directly from the kitchen to a level, enclosed rear garden – perfect for children to play safely or for entertaining guests.

Upstairs, you'll find three well-proportioned bedrooms and a contemporary family bathroom.

Externally, the property benefits from driveway parking for two vehicles to the front, while the rear garden provides a secure and private outdoor space ideal for family living.

FULL DESCRIPTION

Entrance Hall

Reception Room

14'11 max x 11'6 max (4.55m max x 3.51m max)

Kitchen

14'10 x 10'2 (4.52m x 3.10m)

Stairs To First Floor

Landing

Bedroom 1

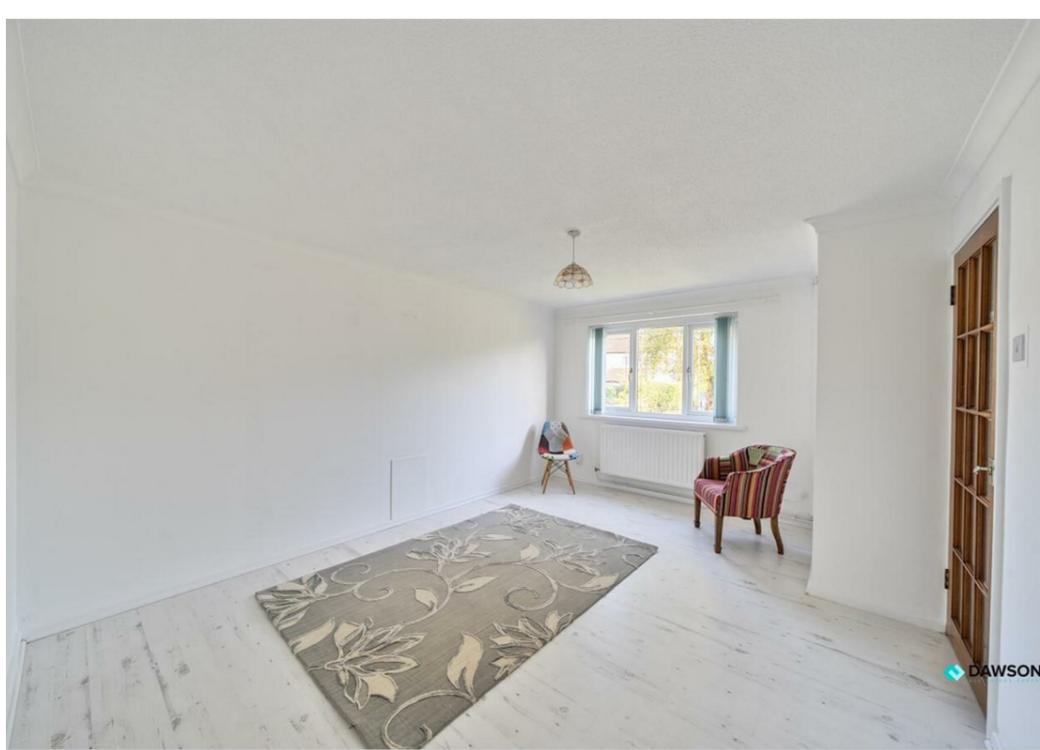
14'1 x 8'4 (4.29m x 2.54m)

Bedroom 2

11'4 max x 8'2 max (3.45m max x 2.49m max)

Bedroom 3

8'5 x 6'4 (2.57m x 1.93m)



Bathroom

Parking

Parking is available at this property via the driveway.

Tenure

Freehold

Council Tax Band

E

EPC - C

Services

Mains gas, electric, water & drainage. There is a water meter.

The current sellers broadband is currently with Virgin BT. Please refer to the Ofcom checker for further coverage information. Current owners are not aware of any issues or restrictions for mobile phone coverage. Please refer to Ofcom checker for further information.

