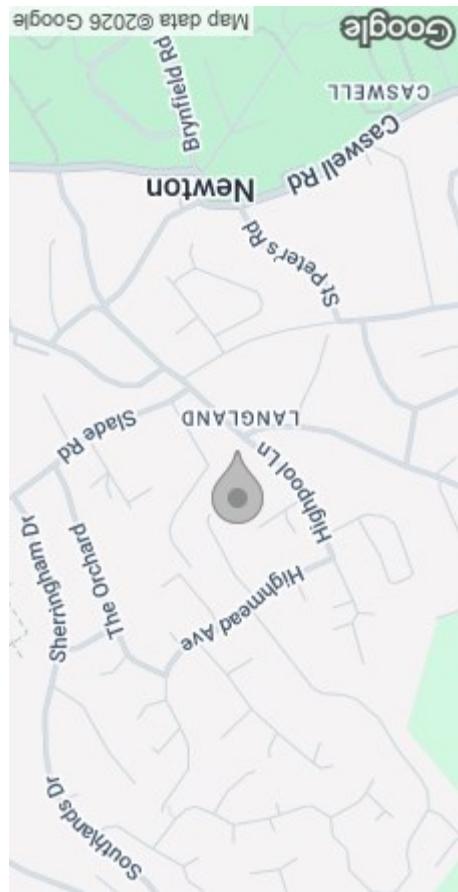
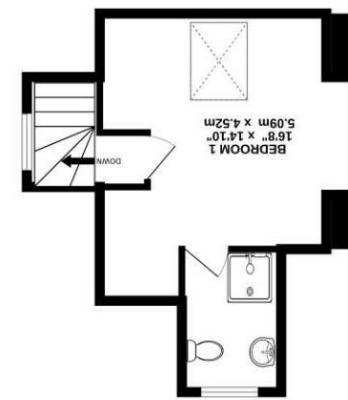


These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



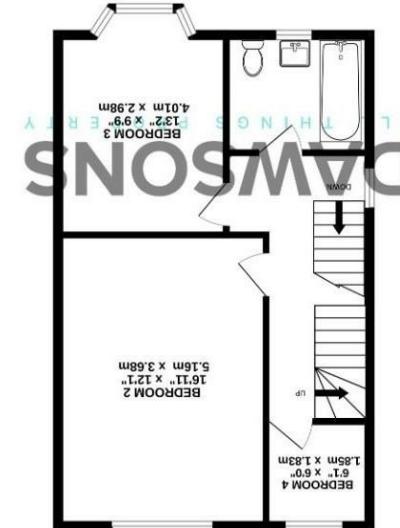
AREA MAP



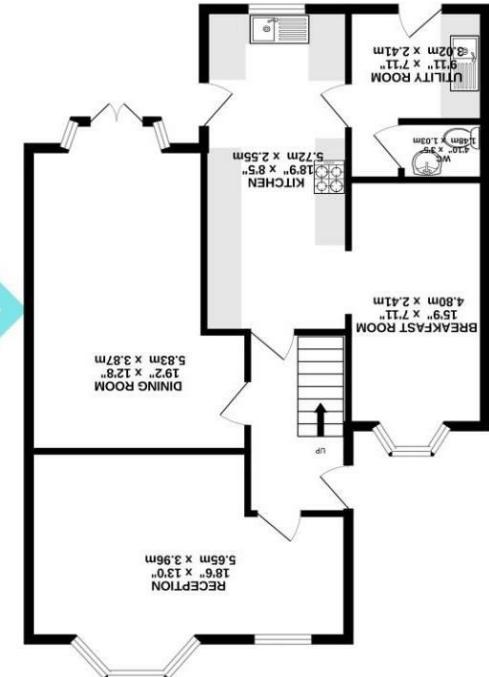
281 sq ft (26.1 sq m) approx.

Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any omission or inaccuracy. This plan is for illustrative purposes only and should be used as an indication of room-sizes. This plan is for illustrative purposes only and no responsibility is taken for any omission or inaccuracy. The services, fixtures and fittings shown have not been tested and no guarantee is given as to their operability. The services, fixtures and fittings shown have not been tested and no guarantee is given as to their operability. The services, fixtures and fittings shown have not been tested and no guarantee is given as to their operability. The services, fixtures and fittings shown have not been tested and no guarantee is given as to their operability. The services, fixtures and fittings shown have not been tested and no guarantee is given as to their operability. The services, fixtures and fittings shown have not been tested and no guarantee is given as to their operability. The services, fixtures and fittings shown have not been tested and no guarantee is given as to their operability. The services, fixtures and fittings shown have not been tested and no guarantee is given as to their operability.

TOTAL FLOOR AREA: 1616 sq ft (150.1 sq m) approx.



1ST FLOOR
523 sq ft (48.6 sq m) approx.



GROUND FLOOR
812 sq ft (75.4 sq m) approx.

FLOOR PLAN



GENERAL INFORMATION

We have pleasure in offering for sale this traditional 1930's semi detached family home with attic conversion, benefitting from sea views.

Situated in the popular area of Newton, the property location comes within the highly regarded Newton primary and Bishopston comprehensive school catchments. Set within close proximity of all local amenities and close proximity of the bustling seaside village of Mumbles.

The accommodation itself briefly comprises: entrance hallway, sitting room, lounge/diner, kitchen, utility area and cloakroom. To the first floor are two double bedrooms and a family bathroom, to the second floor is a large master bedroom enjoying sea views with ensuite.

Externally a driveway offers parking for two and the rear garden includes a decked patio terrace with lawn. Viewing is recommended to appreciate the accommodation on offer.



FULL DESCRIPTION

Entrance

Hallway

Reception Room

18'6 x 13' (5.64m x 3.96m)



Dining Room

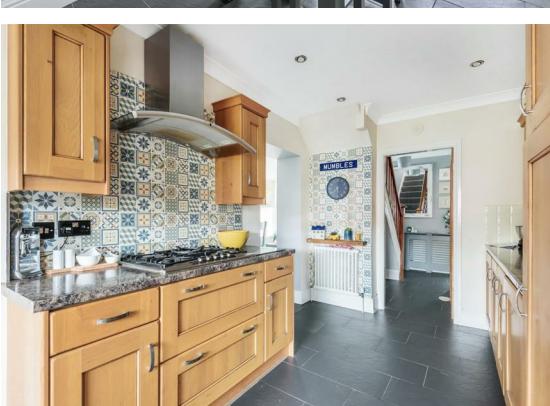
19'2 x 12'8 (5.84m x 3.86m)

Breakfast Room

15'9 x 7'11 (4.80m x 2.41m)

Kitchen

18'9 x 8'5 (5.72m x 2.57m)



Utility Room

9'11 x 7'11 (3.02m x 2.41m)

WC

Stairs To First Floor



Landing

Bedroom 2

16'11 x 12'1 (5.16m x 3.68m)

Bedroom 3

13'2 x 9'9 (4.01m x 2.97m)

Bedroom 4

6'1 x 6'0 (1.85m x 1.83m)

Bathroom

Stairs To Second Floor

Landing

Bedroom 1

16'8 x 14'10 (5.08m x 4.52m)

En-suite

Parking

Parking is available via the driveway to the front of the property.

Tenure

Freehold.

Council Tax Band

F

EPC - E

Services

Mains electric, water (billed) & drainage.

The sellers currently have broadband connected via Sky. Please refer to the Ofcom checker for further coverage information.

The seller is currently using EE. Please refer to Ofcom checker for further information.

