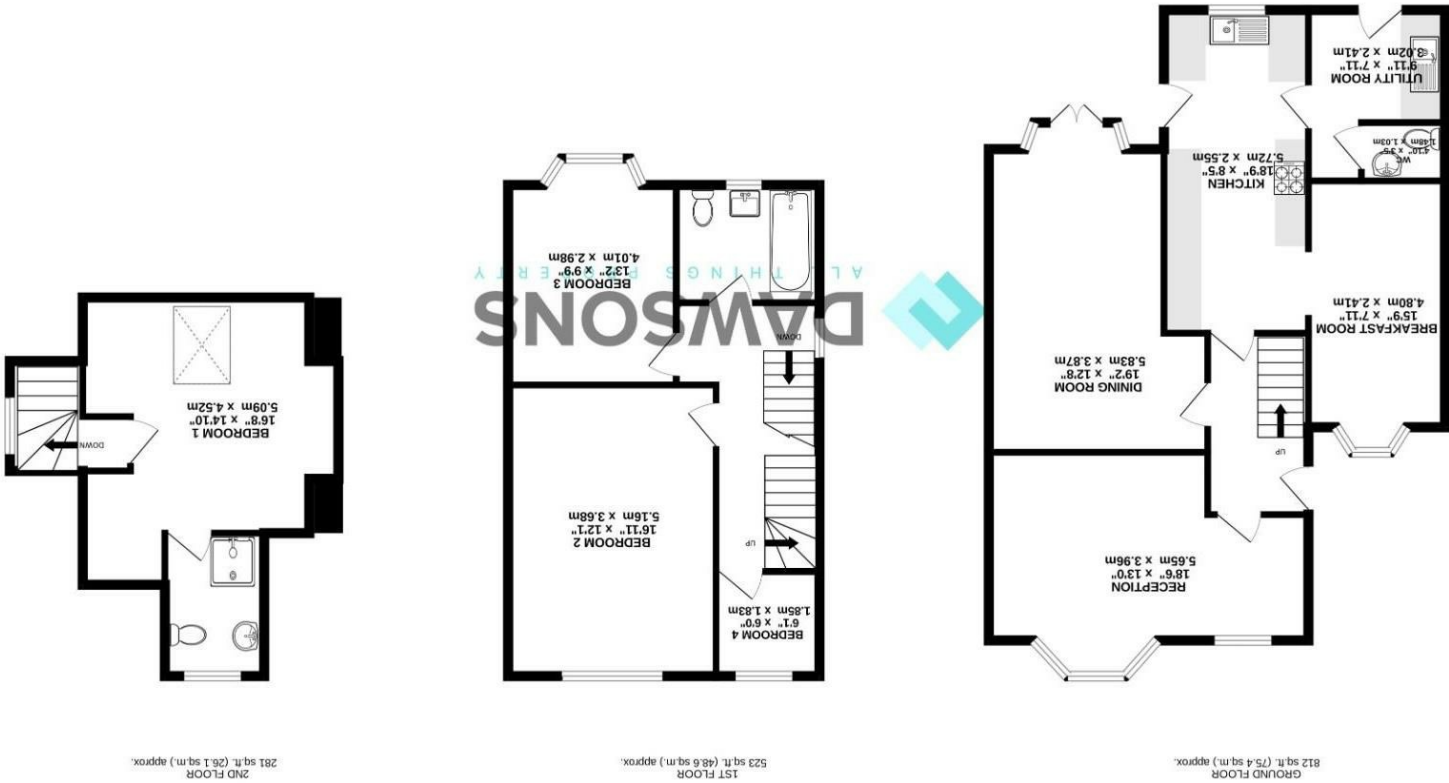


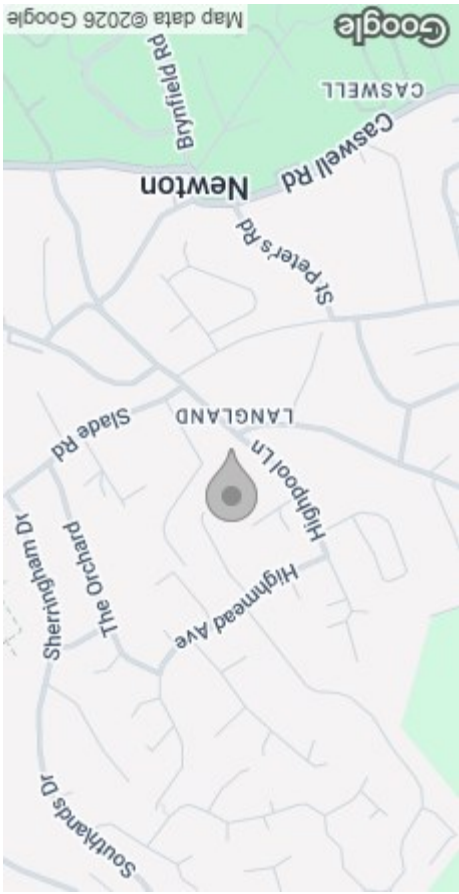
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TOTAL FLOOR AREA : 1616 sq.ft. (150.1 sq.m.) approx.

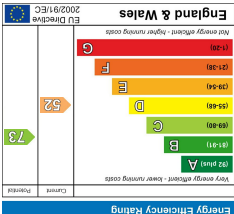


FLOOR PLAN



AREA MAP

EPC



200 Newton Road
Newton, Swansea, SA3 4UD
Asking Price £575,000

4 2 3 E

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 en-suite.

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.

