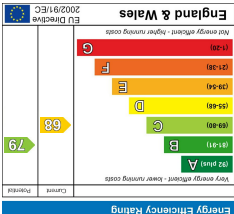


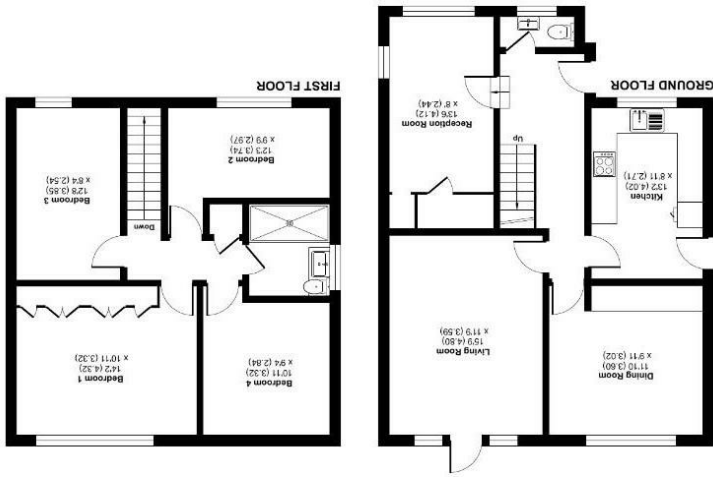
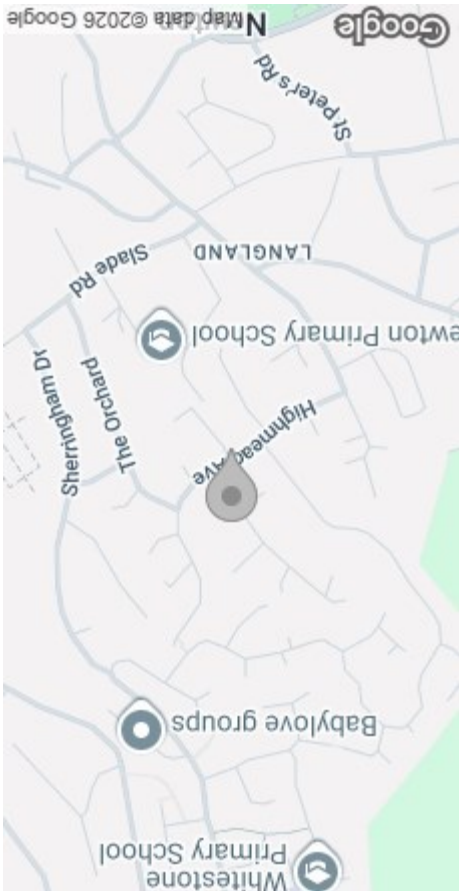


77 Newton Road, Swansea, SA3 4BN
T 01792 367301 E mu@dawsonsproperty.co.uk
W dawsonsproperty.co.uk



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 of Measurement), © and revised 2025. Produced for Dawson's Property, REF: 134454.



Highmead Avenue, Newton, Swansea, SA3
Approximate Area = 1317 sq ft / 122.3 sq m
For identification only - Not to scale

FLOOR PLAN

AREA MAP



33 Highmead Avenue
Newton, Swansea, SA3 4TY
Asking Price £550,000



GENERAL INFORMATION

Situated on a desirable corner plot in Newton, this spacious and well-presented four bedroom detached family home offers a superb location within easy reach of the vibrant village of Mumbles, with its wide array of boutique shops, bars, restaurants, and the ever-popular sea front promenade.

The property also benefits from being within the catchment area for Newton Primary School and Bishopston Comprehensive, making it an ideal choice for families.

The well-proportioned accommodation comprises a welcoming entrance hallway, a bright and airy lounge, a separate dining room, and a fitted kitchen with side access to the exterior. Additionally, there is a convenient ground floor WC and a versatile sitting room, perfect for use as a home office or playroom.

To the first floor, you'll find four good-sized bedrooms and a modern family bathroom, offering comfortable living space for growing families.

Externally, the home is approached via a gated driveway providing off-road parking, with side access leading to the rear. The enclosed rear garden features a patio seating area, ideal for outdoor dining, and a further enclosed space boasting a swimming pool, offering a perfect spot for relaxing or entertaining.

This is a rare opportunity to acquire a family home in such a sought-after location, blending village charm with coastal living.

FULL DESCRIPTION

Entrance Hall

WC

Kitchen
13'2 x 8'11 (4.01m x 2.72m)

Dining Room
11'10 x 9'11 (3.61m x 3.02m)

Living Room
15'9 x 11'9 (4.80m x 3.58m)

Reception Room
13'6 x 8" (4.11m x 2.44m)

Stairs To First Floor

Landing

Bedroom 1
14'2 x 10'11 (4.32m x 3.33m)



Bedroom 2
12'3 x 9'9 (3.73m x 2.97m)

Bedroom 3
12'8 x 8'4 (3.86m x 2.54m)

Bedroom 4
10'11 x 9'4 (3.33m x 2.84m)

Bathroom

Parking
There is driveway parking at the property.

Tenure
Freehold

Council Tax Band
F

EPC - D

Services
Mains gas, electric, water & drainage.
Broadband - the current supplier is Sky.
Mobile - there are no known issues with mobile coverage using vendors current supplier, Sky. You are advised to refer to the Ofcom checker for information regarding mobile signal & broadband coverage.

