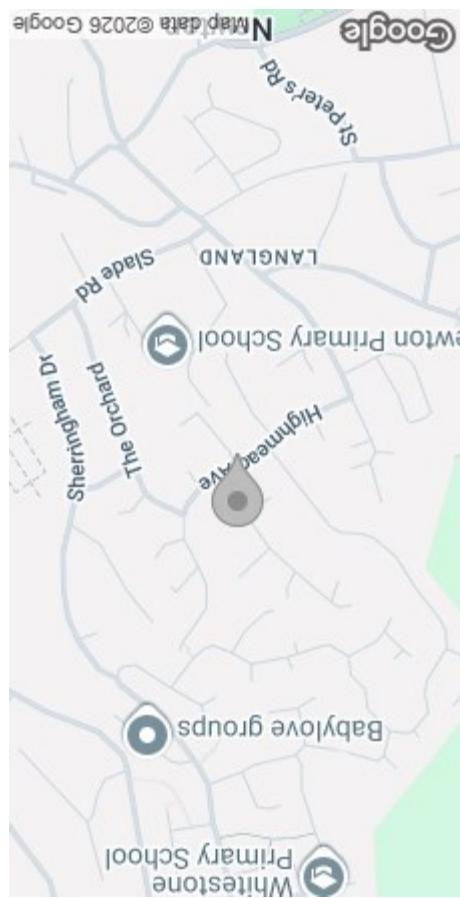


These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Produced by Dawson's Property, REFS: 134666
Floor plan produced in accordance with RICS Property Measurement and Eddison

EPC



AREA MAP



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



FLOOR PLAN



DAWSONS

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.



DAWSONS

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.

