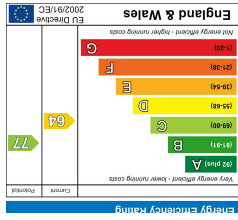




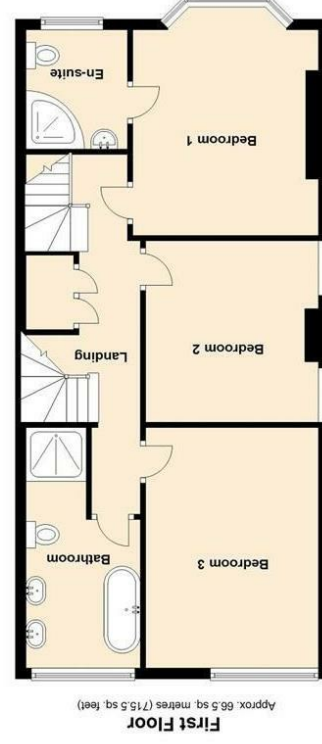
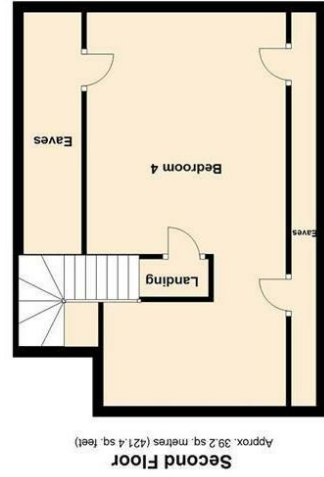
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



EPC



AREA MAP



Total area: approx. 198.7 sq. metres (2138.9 sq. feet)

FLOOR PLAN



8 Lady Housty Avenue  
 Newton, Swansea, SA3 4TS  
 Asking Price £555,000



## GENERAL INFORMATION

An opportunity to purchase this delightful four bedroom detached family home set over three floors in the highly desirable location of Newton, falling into Bishopston Comprehensive School catchment area also being just a short distance away from the popular beaches of Caswell and Langland and the vibrant seaside village of Mumbles. The accommodation briefly comprises: entrance porch, hallway, living room, shower room, fitted kitchen and conservatory. To the first floor are three bedrooms with the master bedroom benefitting from ensuite facilities along with a family bathroom. To the second floor is bedroom four. Externally to the front is a paved driveway with parking for three vehicles and to the rear is a delightful low maintenance patio garden. Viewing is highly recommended to appreciate the location and accommodation on offer. EPC - D. Freehold. Council Tax Band - G.

## FULL DESCRIPTION

### Entrance Porch

6'3" x 4'10" (1.91 x 1.48)

Enter via double glazed door to side. Double glazed window to front. Tiled flooring. Door to:

### Hallway

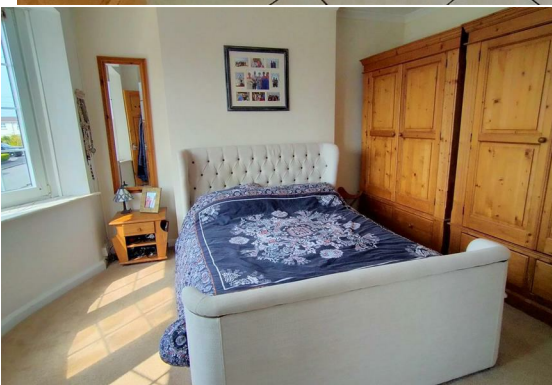
15'8" x 6'10" (4.80 x 2.10)

Double glazed frosted window to side. Stairs to first floor with under stairs storage cupboard. Radiator. Door to:

### Lounge

24'9" x 11'5" (7.56 x 3.49)

Frosted glazed window to side along with a large double glazed bay window front providing an abundance of natural light, giving this spacious room a bright and airy feel. Feature fireplace housing gas fire, set within a decorative wooden surround with marble hearth. Two radiators.



### Kitchen/Dining Room

18'9" x 17'1" (5.73 x 5.22)

Two double glazed windows to side. Fitted with a range of wall and base units with work surfaces over incorporating sink and half with drainer unit. Central island with storage under. Rangemaster gas cooker. Integrated appliances include two fridges, two freezers, washing machine, tumble dryer and dishwasher. Two radiators. Double glazed doors to:

### Conservatory

19'10" x 9'6" (6.05 x 2.91)

Double glazed windows along with a glazed roof. Two radiators. Tiled flooring. Double glazed patio doors leading to the rear garden connect the outside and home beautifully.

### Shower Room

Double glazed frosted window to side. Fitted with a three piece suite comprising low level W.C., wash hand basin and walk in shower cubicle with electric shower. Radiator. Tiled walls and flooring.

### Landing

Door to airing cupboard housing Worcester combi boiler. Door to storage cupboard. Stairs to second floor. Doors to:

### Bedroom One

11'10" x 11'5" (3.63 x 3.50)

Double glazed window to front. Radiator. Door to:

### En-suite

Double glazed frosted window to front. Three piece suite comprising low level W.C., wash hand basin set within vanity unit and shower cubicle. Chrome tower heater. Tiled walls and flooring.

### Bedroom Two

11'5" x 10'8" (3.49 x 3.26)

Two double glazed windows to side. Radiator. Wood effect flooring.

### Bedroom Three

15'1" x 10'7" (4.61 x 3.23)

Double glazed window to rear. Radiator. Wood effect flooring.

### Bedroom Four

24'2" x 11'8" (7.39 x 3.58)

Velux window to front, side and rear. Eaves storage. Two radiators. Open plan into study area/dressing area with Velux window.

### External

To the front garden is a paved driveway with parking for three cars. Side access. To the rear is a low maintenance level and enclosed patio garden along with a hot tub, shed with power and side access.

### Tenure

Freehold

