

2, Highpool Lane Newton, Swansea, SA3 4TT



A Coastal Sanctuary in the Heart of Newton

This stunning four-bedroom semi-detached home on Highpool Lane offers over 2,000 sq. ft. of beautifully curated living space in the sought-after village of Newton, Mumbles.

Thoughtfully extended and impeccably presented, it boasts a seamless flow of stylish interiors, including an open-plan kitchen and garden room, a light-filled double living room with a bay window and log burner, and a luxurious top-floor suite with lovely sea views.

With landscaped gardens, a private driveway, and a converted bar shed for entertaining, this home perfectly combines coastal charm with modern family living.



£550,000 FREEHOLD





Nestled on sought-after Highpool Lane in the charming village of Newton, Mumbles, this fabulous four-bedroom semi-detached home is a true gem. With over 2,000 square feet of thoughtfully designed living space, this property has been elegantly extended and tastefully modernized to create a seamless blend of character and contemporary style.

As you step inside, you're greeted by a light-filled and flowing ground floor that has been expertly crafted for modern living. At the heart of the home lies a stunning open-plan kitchen and dining/garden room.

The sleek, modern kitchen leads into a beautifully designed dining space with large windows and doors opening out onto the landscaped rear garden—a perfect setting for entertaining or simply enjoying the serenity of your own retreat. Adjoining this is the double living room, which boasts a feature bay window that floods the room with natural light and a cosy log burner that promises warmth on cooler evenings. For added versatility, there's also a snug or study on the ground floor, ideal for working from home or enjoying quieter moments, as well as a convenient WC.

On the first floor, you'll find three generously proportioned double bedrooms, one of which features an en-suite bathroom. A stylish family bathroom with a separate WC caters to the rest of the household, while the front bedrooms offer enchanting views over Swansea Bay, perfect for inspiring mornings or peaceful evenings.

Ascending to the second floor, you're greeted by a magnificent bedroom suite that takes full advantage of its elevated position with captivating sea views. This versatile space comprises a sleeping area, a snug corner for unwinding, and a private WC, making it a tranquil retreat away from the bustle of the main living areas.

Externally, the property continues to impress. A private driveway provides ample off-street parking, while the beautifully maintained gardens offer an oasis of calm. With multiple seating areas, a hot tub for unwinding under the stars, and two well-utilized sheds—one for practical storage and the other transformed into a delightful bar—this outdoor space is as inviting as the interiors.

Situated in the ever-popular Newton area, this home is perfectly positioned to enjoy the best of coastal living. Close to excellent local amenities and within the catchment area for Newton Primary and Bishopston Comprehensive schools, it's a fantastic choice for families seeking both space and lifestyle.

This is an extraordinary opportunity to own a thoughtfully designed and beautifully maintained home in one of the most desirable locations in Mumbles. Stylish, spacious, and ready for you to make your own, it's a home that truly stands out.

















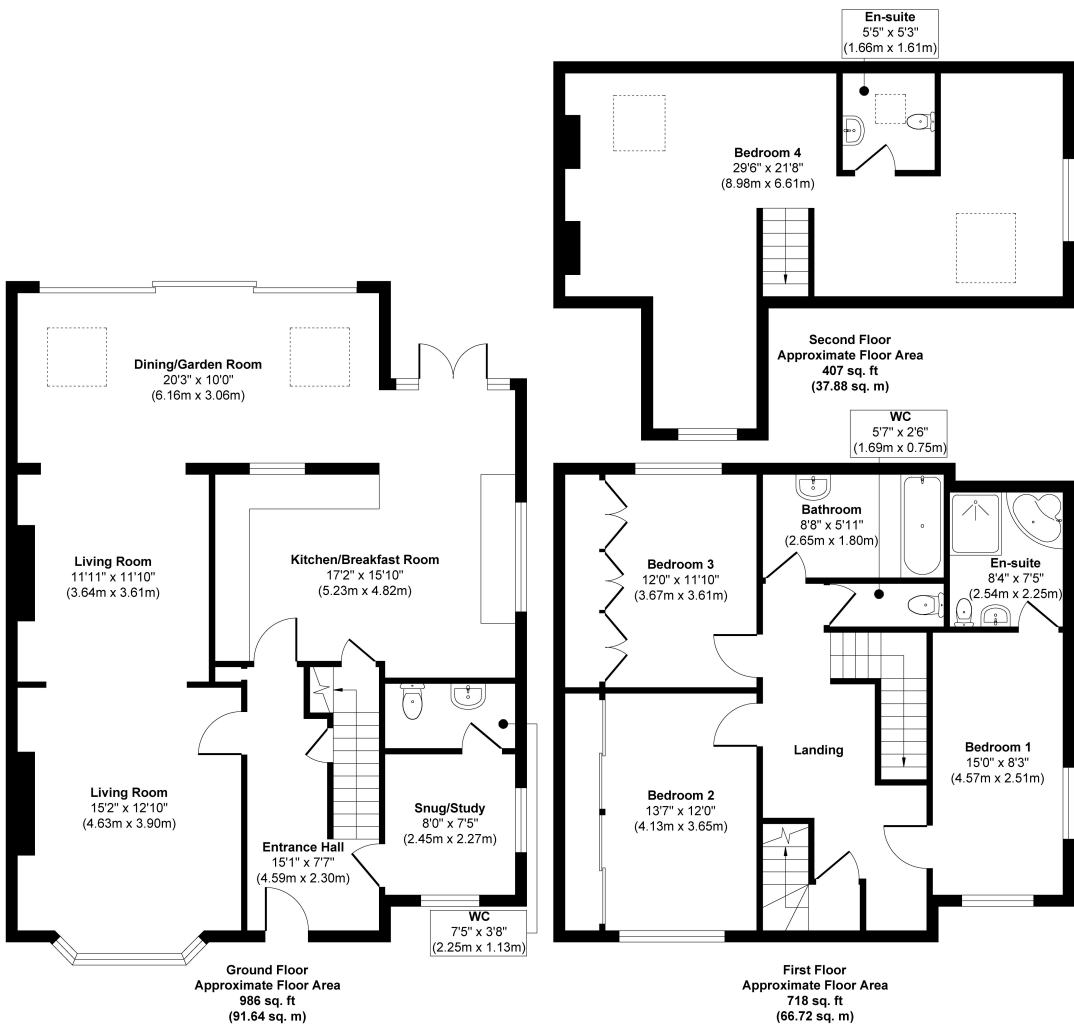


The property is **FREEHOLD**

The property is connected to all mains services and the central heating is fired by gas.

The council tax band for the property is **F** (£2,915p.a.)

The EPC rating is **D**



Approx. Gross Internal Floor Area 2111 sq. ft / 196.24 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Newton is a highly sought-after village, ideally positioned for families and professionals alike, offering a blend of coastal charm, excellent local amenities, and convenient access to key locations. Newton falls within the catchment areas of two excellent primary schools: Newton Primary School and Oystermouth Primary School, both known for their high standards of education. For secondary education, the village sits within the catchment area for Bishopston Comprehensive School, consistently ranked among the top-performing schools in Swansea.

For leisure and lifestyle, Newton is just a stone's throw from the vibrant Mumbles Village, home to a bustling array of boutique shops, cafés, and restaurants, as well as the iconic Mumbles Pier. The area is known for its stunning beaches—Langland Bay and Rotherslade Bay are just minutes away, offering golden sands, excellent surfing conditions, and picturesque coastal walks. These bays are not only scenic but also provide a wide array of leisure activities, including tennis courts and a golf course at Langland.

The world-renowned Gower Peninsula, the UK's first Area of Outstanding Natural Beauty, is easily accessible from Newton, providing further opportunities for hiking, cycling, and exploring unspoiled beaches such as Three Cliffs Bay and Rhossili Bay.

For healthcare and education, Singleton Hospital and Swansea University are both within a 10-15 minute drive, making Newton a prime location for medical professionals, university staff, or students. Commuting into Swansea city centre is quick and easy, with Newton located just 5 miles away, a short 15-minute drive, making it perfect for those who work in the city but prefer a quieter, more scenic place to live. The M4 motorway is also easily accessible, offering convenient links to Cardiff, Bristol, and beyond.

Newton strikes the perfect balance between peaceful village life and easy access to the cultural and recreational highlights of Swansea and the Gower. Whether you're looking for excellent schooling, proximity to beautiful beaches, or an easy commute, Newton offers an unparalleled lifestyle in one of South Wales' most desirable locations.



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Whilst every effort has been made to ensure these details are accurate, they are for illustrative purposes only and should be read as a guide and not relied upon. Internal floorplans may be subject to alteration. Dimensions listed are maximum and approximate. computer generated images are for illustrative purposes only.



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