

7a Crest Acre Close, Newton, Swansea, SA3 4UR



A uniquely designed five-bedroom home, welcoming floods of natural light through dual-aspect corner windows, this property blends modern eco-friendly features—such as photovoltaic and solar water panels—with a stylish open-plan kitchen, three reception spaces, and an integral double garage.

Tucked away along a private driveway, it offers a secluded setting with a lovely, south-facing garden—perfect for anyone seeking both comfort and sustainability.



£715,000 FREEHOLD



An Individually Designed Family Home, Flooded with Natural Light

Tucked away along a private driveway, this five-bedroom detached home enjoys remarkable seclusion and a south-facing aspect, allowing sunshine to cascade through its striking dual-aspect corner windows. Originally built in 1988/89 and owned by the same family ever since, the property's meticulous design has been refined over the years to offer both comfort and versatility.

Contemporary Living Spaces

Three reception rooms and a separate study sit at the heart of the ground floor, anchored by a modern kitchen that opens into a delightful breakfast room—ideal for casual dining. A spacious utility room, guest WC, and ample storage enhance the home's functionality, while the integral double garage (complete with electric door) makes everyday life especially convenient.

Five Generous Bedrooms

Upstairs, two of the five bedrooms include well-appointed en suite facilities, complemented by a stylish family bathroom. The fifth bedroom, situated above the garage, benefits from its own shower room—offering a perfect sanctuary for guests or older children craving a touch of independence.

Efficient, Eco-Friendly Features

This residence stands out for its 16 photovoltaic solar panels (with around 15 years remaining on the government payment scheme), delivering an average annual income of £550–£600 plus the benefit of reduced daytime energy consumption. In addition, solar water panels installed in 2014 supply free hot water during the warmer months—tested and maintained by a trusted local company.

Beautiful Grounds & Private Setting

A long driveway introduces you to a spacious plot with low-maintenance gardens. The south-facing rear garden offers abundant natural light—perfect for entertaining, relaxing, or tending a greenhouse—whilst thoughtfully designed walls and landscaping lend a sense of privacy and tranquillity.

Elegantly crafted and carefully improved over three decades, this superb home effortlessly combines modern convenience with timeless style, presenting a rare opportunity for those seeking a bright and welcoming residence in a truly private setting.

















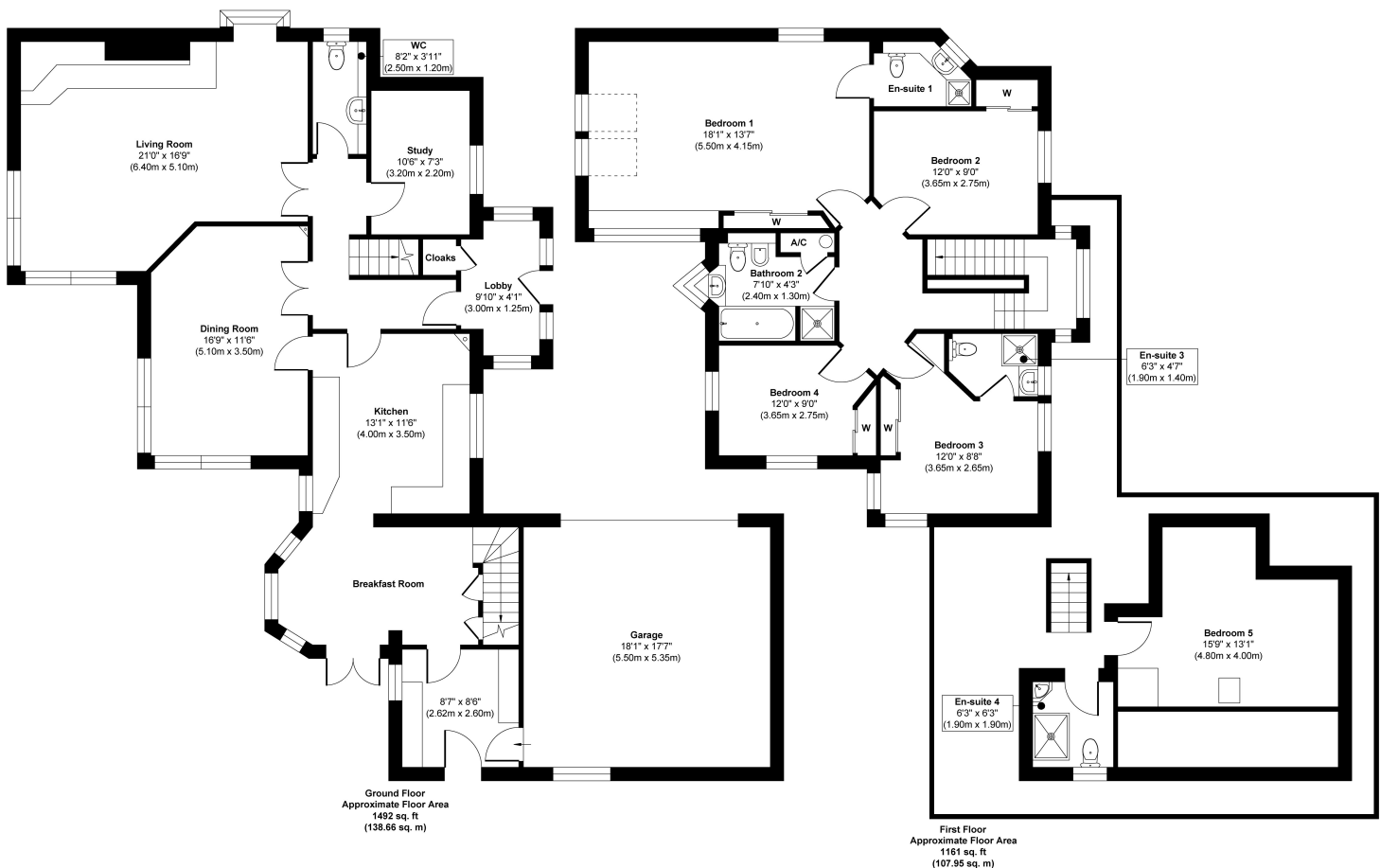


The property is **FREEHOLD**

The property is connected to all mains services and the central heating is fired by gas. With 16 photovoltaic panels (installed around 10 years ago, providing approximately £550–£600 annually with 15 years remaining on the scheme—and cutting daytime energy costs) plus solar water panels (installed in 2014 to supply free summer hot water)

The Council tax is Band G (£3,364.a.)

The EPC rating is D



Approx. Gross Internal Floor Area 2653 sq. ft / 246.61 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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www.thegreenroomhomes.com

01792 986099

info@thegreenroomhomes.com



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