



NO. 9 NOTTAGE ROAD
NEWTON, SWANSEA, SA3 4SU

THE
GREENROOM
ESTATE AGENCY

Where morning coffee meets birdsong in a sun-drenched garden, and evenings end with a walk to the waves...

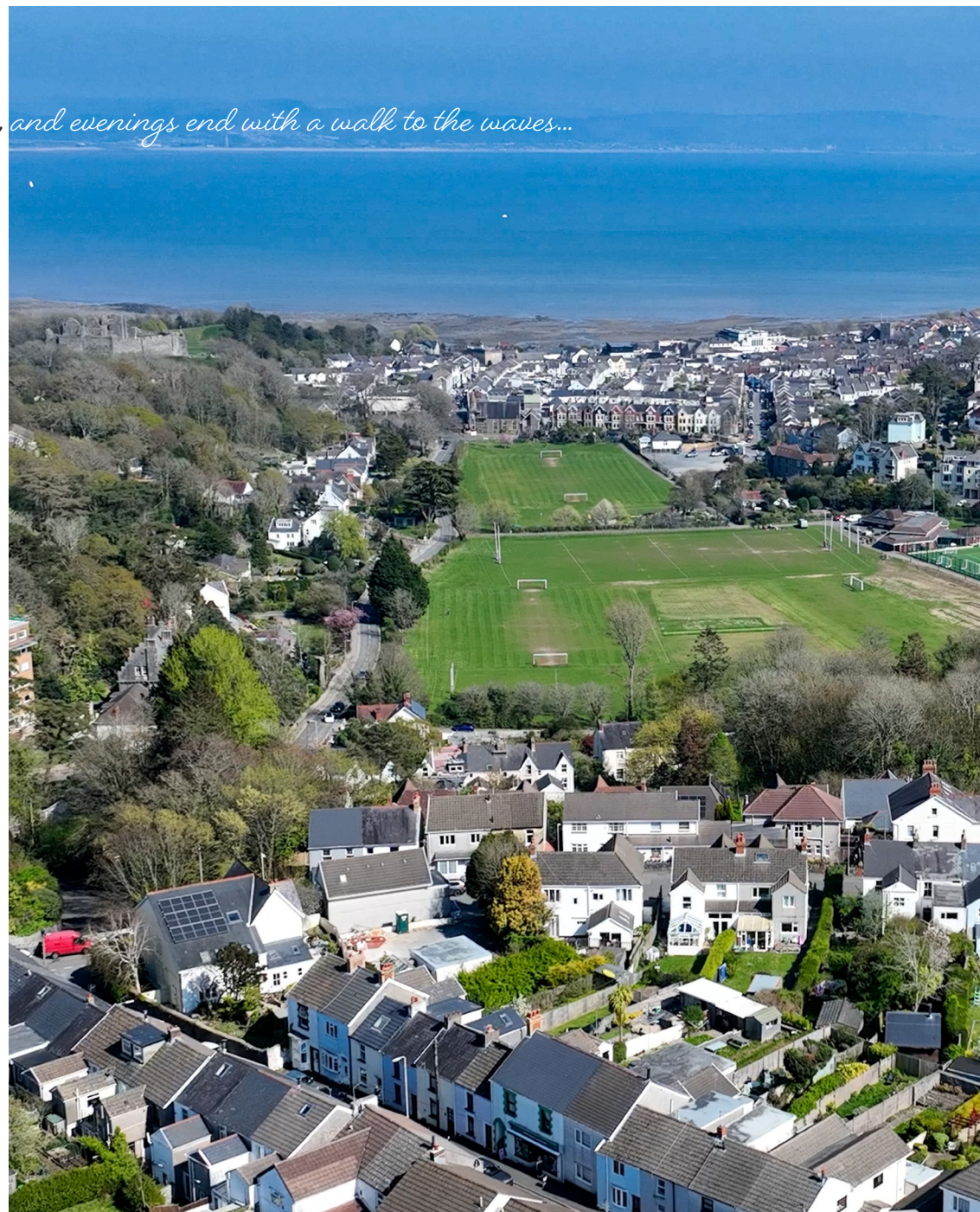
Nestled in one of Newton's most desirable residential streets, just a short walk from Mumbles village and the beaches of both Langland and Caswell, this beautifully renovated cottage offers the perfect blend of traditional charm and modern coastal living.

Thoughtfully modernised with quality materials and a keen eye for detail, the property seamlessly balances period character with contemporary design, featuring a generous living space, a low maintenance south-facing garden, two double bedrooms and a family sized bathroom.

Whether you're looking for a charming home by the sea, a weekend escape, or a holiday let investment, this property ticks all the boxes. The property is also suitable for and ideally located for small families, falling within the catchment areas of Newton Primary and Bishopston Comprehensive Schools.

With no onward chain, this is a unique opportunity to purchase your own pocket of bliss on The Gower Peninsula.

£320,000



SQUARE FOOTAGE

845 Sq Ft

ACCOMMODATION

Two Double Bedrooms
One Bathroom
Double Reception Room
Kitchen Breakfast Room

TENURE

FREEHOLD

SERVICES

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

The Council tax is Band D (£2143p.a.)

The EPC rating is C















THE PROPERTY

Set along the ever charming Nottage Road in Newton, this beautifully remodelled and fully modernised home offers an exceptional blend of timeless character and contemporary living. Renovated to an exacting standard, the property offers generous accommodation, bespoke finishes, and a striking garden designed to make the most of the sun with its southerly aspect. The ground floor unfolds into a double reception room, elegantly open-plan, with a feature fireplace housing a modern log burner and striking exposed stone and brick chimney breast - a true focal point that celebrates the home's heritage. From here, limestone flooring leads seamlessly into a modern contemporary-style kitchen breakfast room, bathed in natural light from oversized skylights and bi-fold doors that open out to the generous garden beyond. A practical utility room completes the ground floor.

Upstairs, you'll find two well-proportioned double bedrooms and a beautifully appointed luxury bathroom, featuring both a freestanding bathtub and a walk-in shower, designed with both comfort and style in mind.

Throughout the property, attention to detail has been paid with features such as hand crafted windows, stone surrounds, and quality pitched roofing over the back extension, all of which contribute to the premium feel and architectural integrity.

The rear garden is a true highlight: generous, level, and south-facing - a perfect setting for entertaining or relaxing.

Located just:

0.5 miles from Langland Bay, 12 minute walk

0.8 miles from Caswell Bay, 18 minute walk

0.7 miles from the vibrant heart of Mumbles Village, 16 minute walk

...this is an ideal base for coastal living, with Newton Primary and Bishopston Comprehensive School catchment areas adding to its small family credentials.

Offered with no onward chain, 9 Nottage Road is a rare opportunity to secure a thoughtfully designed home that balances refined interiors with laid-back seaside living.





THE LOCATION

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.

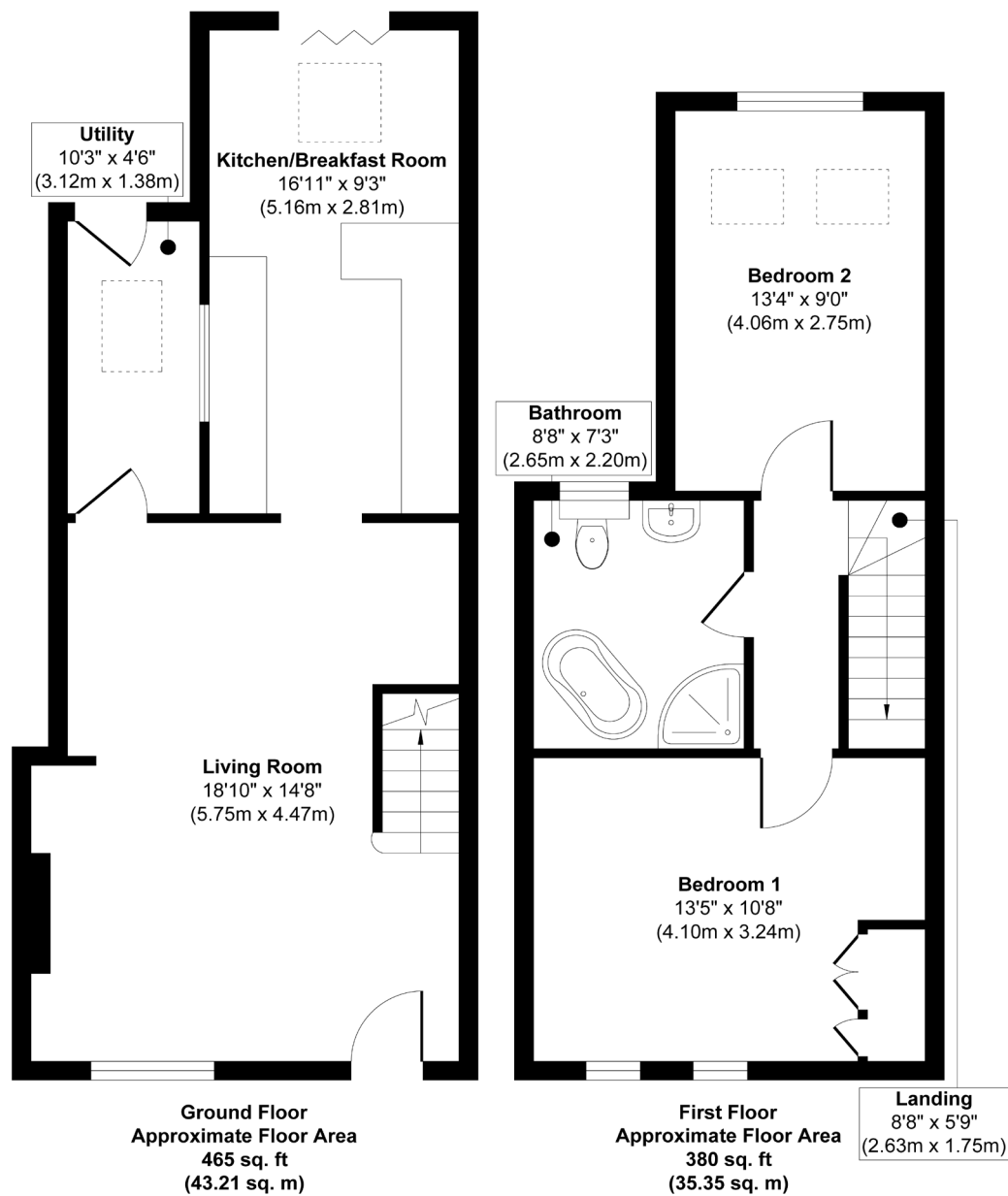
For leisure and lifestyle, Newton is just a stone's throw from the vibrant Mumbles Village, home to a bustling array of boutique shops, cafés, and restaurants, as well as the iconic Mumbles Pier. The area is known for its stunning beaches - Llangland Bay and Caswell Bay are just short strolls away, offering 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.

The broader 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 Gower and Swansea city. Whether you're looking for excellent schooling, proximity to beautiful beaches, an easy commute or a combination of all, Newton offers an unparalleled lifestyle in one of South Wales' most desirable locations.





Approx. Gross Internal Floor Area 845 sq. ft / 78.56 sq. m

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

Produced by Elements Property



A spacious period cottage in the heart of Newton village which was extensively remodelled in 2018.

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