



7, Woollacott Mews Newton, Swansea, SA3 4RZ

Three Bedrooms
Two Bathrooms
Integral Garage

FREEHOLD

1208 sqft

OFFERS IN THE REGION OF

£375,000

A stylish coastal home offering light-filled living spaces, landscaped gardens, and a sun terrace overlooking green surroundings.





A beautifully presented split-level modern home, quietly positioned within a lovely Mews development just moments from Caswell Bay, Langland Bay and Mumbes Village.









7 Woollacott Mews is an elegant and contemporary three-bedroom home arranged over three levels, offering approximately 1,208 sqft of beautifully balanced accommodation in excellent condition throughout.

At entry level, a welcoming hallway leads to a modern family bathroom and an attractive kitchen/dining room, fitted with sleek cabinetry and integrated appliances. Double doors open onto a generous south-west facing balcony terrace—a superb spot for morning coffee or evening dining, with steps leading down to the garden below.

On the lower level, a spacious reception room provides a relaxed, open atmosphere with French doors opening onto the garden, ideal for both everyday living and entertaining. Upstairs, there are three comfortable bedrooms, including a principal bedroom with fitted wardrobes and an en-suite shower room, while two further bedrooms share leafy views to the rear.

Externally, the property enjoys a well-kept rear garden with two separate seating terraces and a central lawn, bordered by mature hedging for privacy. There is an integral garage with power, light, and plumbing for laundry appliances.

This is a well-designed, low-maintenance home combining space, light, and contemporary comfort in one of Newton's most desirable addresses.





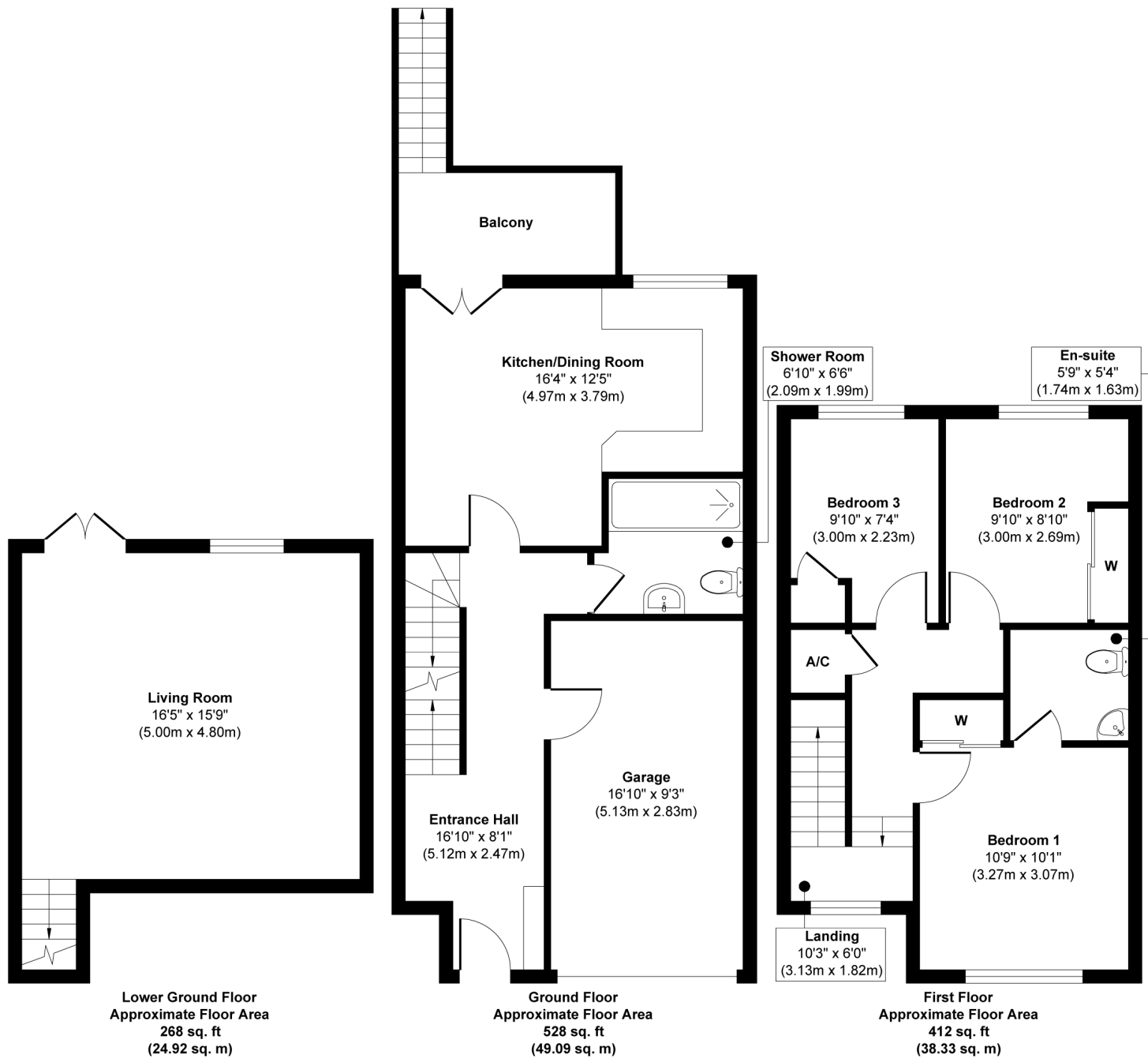
Tenure: Freehold

Services: Mains gas, electricity, water and sewerage; full fibre broadband

Council Tax: Band E – approx. £2,413 p.a.

EPC: Rating D





Approx. Gross Internal Floor Area 1208 sq. ft / 112.34 sq. m

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

Produced by Elements Property

The Location

Woollacott Mews is a discreet cul-de-sac development off Woollacot Drive, perfectly placed between Caswell Bay and Newton village. The location enjoys a peaceful residential atmosphere while lying within easy reach of coastal walks, beaches, and village amenities.

The sweeping sands and surf of Caswell Bay are less than 0.5 miles away, while Langland Bay and Mumbles Village lie within approximately 1 mile. Newton itself offers local shops, a popular pub, and Newton Primary School, while the property falls within catchment for the highly regarded Bishopston Comprehensive School (approx. 2 miles).

For leisure, there are numerous scenic walks along the Gower Coast Path, golf at Langland Bay Golf Club (1 mile), and sailing or paddleboarding from Mumbles. Swansea city centre is around 5 miles away, offering retail, cultural, and employment opportunities, with the M4 motorway (Junction 47) accessible in approximately 9 miles for commuting east and west.

This highly sought-after coastal setting offers the best of both worlds — relaxed seaside living with excellent connections and amenities close at hand.







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