



28 Highpool Lane, Newton, Swansea, City & County Of Swansea, SA3 4TX

£575,000

Welcome to this stunning four-bedroom family home located in the highly sought-after area of Newton. Situated on a generous plot size of 0.13 acres, this detached residence boasts an impressive floor area of 1449.80 square feet, providing ample space for comfortable family living.

Upon entering the property, you are greeted by a welcoming porch leading into a spacious lounge, complemented by a separate dining room, kitchen, utility room, and a convenient cloakroom. The ground floor also features a delightful sitting room that seamlessly flows into the family room, creating an ideal space for relaxation and entertaining.

The first floor hosts a well-appointed bathroom and four bedrooms, with bedrooms one and two offering partial sea views to the front, adding a touch of serenity to your living experience.

Entrance

Via a hardwood door into the porch.

Porch

With a double glazed window to the front. Tiled floor. Frosted glazed hardwood door into the lounge.

Lounge 13'5" x 13'6" (4.091 x 4.135)

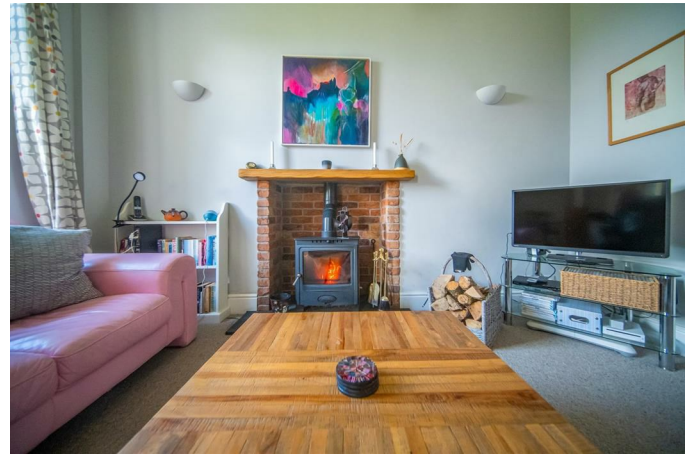


With stairs to the first floor. Door to the sitting room. Door to the dining room. Double glazed window to the front. Radiator. Feature wood burner set on slate hearth set within fireplace.

Lounge



Lounge



Dining Room 18'7" x 8'6" (5.676 x 2.603)



With an opening to the kitchen. Door to the rear porch. Double glazed window to the side. Double glazed French patio doors to the side. Radiator.

Dining Room



Dining Room



Rear Porch

With a double glazed window to the rear. Frosted glazed hardwood door to the side. Tiled floor.

Kitchen 9'11" x 11'0" (3.035 x 3.358)



With two double glazed windows to the rear. Door to the family room. Radiator. Tiled floor. Door to the utility room. Well appointed kitchen fitted with a range of base and wall units, running granite work surface incorporating a stainless steel sink with mixer tap over. Four ring Neff electric hob with oven & grill under. Extractor hood over. Integral dishwasher. Integral fridge. Integral freezer.

Kitchen



Utility Room 5'8" x 4'6" (1.747 x 1.376)

With a frosted double glazed window to the side. Door to the cloakroom. Tiled floor. Spotlights. Running work surface. Plumbing for washing machine.

Cloakroom 5'9" x 2'8" (1.761 x 0.828)

Suite comprising; low level w/c. Wash hand basin. Tiled floor. Radiator. Extractor fan. Spotlights.

Family Room 9'2" x 10'8" (2.806 x 3.263)



With a double glazed bay window to the side. Opening to the sitting room. Radiator.

Sitting Room 12'11" x 10'5" (3.962 x 3.179)



With a double glazed bay window to the front. Radiator. Feature gas fire set on marble hearth with stone surround.

Sitting Room



First Floor

Landing

With loft access. Door to airing cupboard. Doors to bedrooms. Door to the bathroom.

Bathroom 9'4" x 7'3" (2.861 x 2.231)



With a frosted double glazed window to the side. Suite comprising; bathtub with shower over. Low level w/c. Wash hand basin. Radiator. Part tiled walls.

Bathroom



Bedroom One



Bedroom One 13'0" x 13'11" (3.968 x 4.259)



With a double glazed window to the front offering partial sea views. Radiator.

Bedroom Two 13'2" x 10'4" (4.016 x 3.156)



With a double glazed window to the front offering partial sea views. Radiator.

Bedroom Three 12'2" x 8'7" (3.722 x 2.619)



With a double glazed window to the side. Frosted double glazed window to the rear. Radiator.

Bedroom Four 7'10" x 8'6" (2.395 x 2.610)



With a double glazed window to the side. Radiator.

External

Front

You have a lawned garden that wraps around to the side. Side access to the rear.

Aerial Aspect



Side



Patio seating area with ample room for tables and chairs. Lawned garden.

Rear



You have private driveway parking for two vehicles leading to the detached garage. Greenhouse. Lawned garden.

Rear



Rear



Garage 17'1" x 13'9" (5.222 x 4.205)

With an 'up & over' door. Power and light. Glazed window to the side.

Services

Mains electric. Mains sewerage. Mains water. Broadband type - ultrafast fibre. Mobile phone coverage available with EE, O2, Three & Vodafone.

Council Tax Band

Council Tax Band - G

Tenure

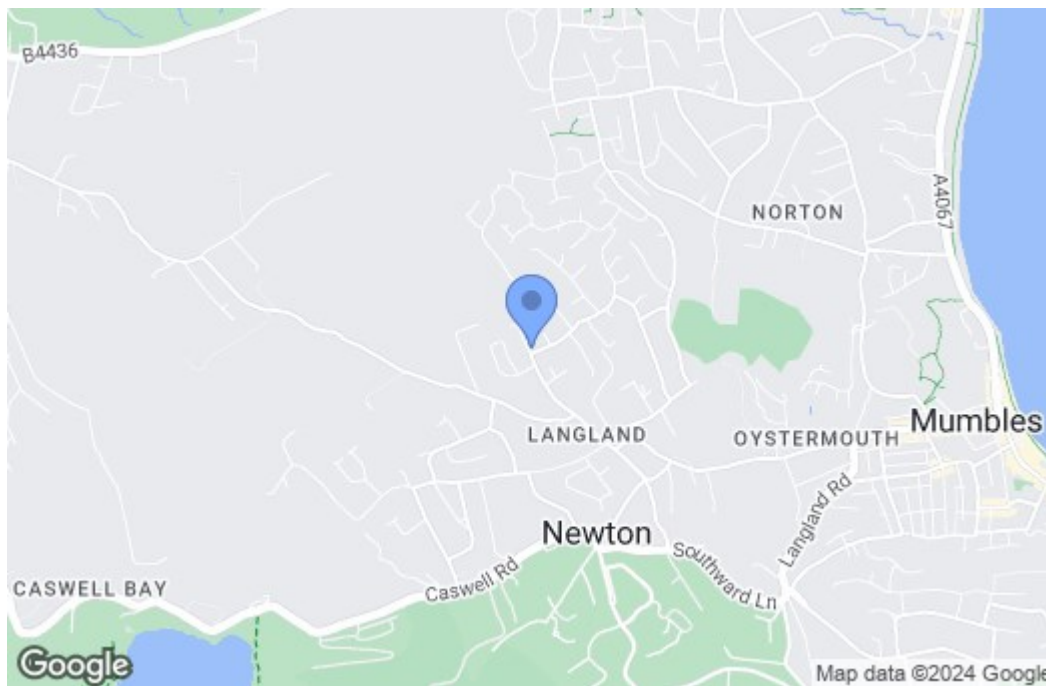
Freehold.

Floor Plan

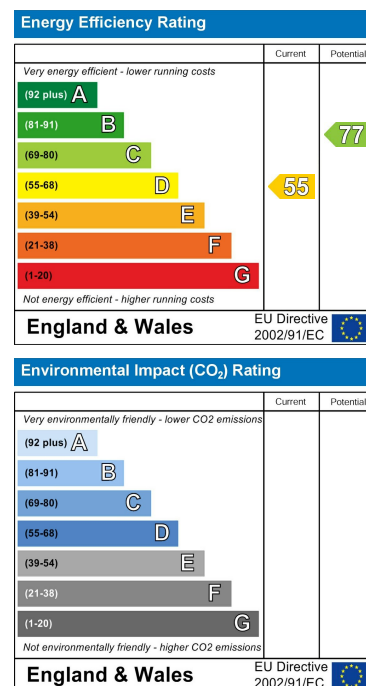


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Plan produced using Planity.

Area Map



Energy Efficiency Graph



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