



70 Summerland Lane, Newton, Swansea, City & County Of Swansea, SA3 4RS

Offers Over £450,000

This five-bedroom detached residence promises a lifestyle of luxury and comfort, providing ample space for your family to thrive. Nestled in proximity to the picturesque Caswell Bay, this property offers the perfect blend of coastal charm and suburban serenity.

Key Features:

Location: Situated in the highly sought-after Summerland Lane, Newton, this residence provides an idyllic setting for family living. The proximity to Caswell Bay adds an extra layer of charm, offering breathtaking coastal views and leisurely strolls along the shoreline.

Entrance

Via a composite door with frosted double glazed side panel into the hallway.

Hallway

With stairs to the first floor. Tiled floor. Radiator. Frosted double glazed window to the front. Door to the kitchen. Door to the lounge/dining room. Door to bedroom five.

Kitchen 17'3" x 7'7" (5.265 x 2.334)



With a double glazed bay window to the front. Door to the side. The kitchen is fitted with a range of base and wall units, running work surface incorporating a one and a half bowl sink with mixer tap over. Four ring induction hob with extractor hood over. Plumbing for washing machine. Space for tumble dryer. Space for fridge/freezer. Tiled floor.

Kitchen



Lounge/Dining Room 25'0" x 11'11" (7.621 x 3.638)



With a double glazed window to the front. Two radiators. Double glazed window to the rear.

Bedroom Five 17'0" x 10'2" (5.182 x 3.118)



With a set of double glazed French patio doors to the rear. Double glazed windows to the rear. Door to the wet room. Doors to built in wardrobes. Door to built in storage cupboard. Tiled floor. Radiator.

Wet Room 7'2" x 8'11" (2.195 x 2.731)



With a frosted double glazed window to the rear. Suite comprising; walk in shower. Low level w/c. Wash hand basin. Tiled walls. Extractor fan.

First Floor

Landing

With a double glazed window to the side. Door to the bathroom. Doors to bedrooms.

Bathroom 5'10" x 7'2" (1.790 x 2.195)



With a frosted double glazed window to the rear. Door to airing cupboard. Suite comprising; bathtub with shower over. Low level w/c. Wash hand basin. Radiator. Tiled walls.

Bedroom One 13'6" x 13'6" (4.134 x 4.120)



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

Bedroom One



Bedroom Two 13'8" x 10'10" (4.170 x 3.321)



With a double glazed window to the rear. Radiator. Door to built in storage cupboard.

Bedroom Three 8'11" x 8'6" (2.725 x 2.595)



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

Bedroom Four 8'3" x 8'7" (2.530 x 2.640)



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

External

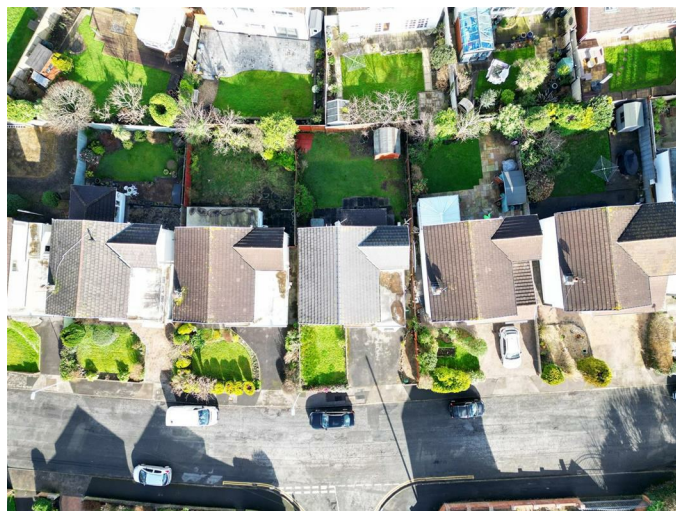
Front

You have private driveway parking for two vehicles. Side access to the rear on both sides of the property. Lawned garden.

Another Aspect



Aerial Aspect



Aerial Aspect



Aerial Aspect



Rear

You have a patio area which in turn leads to a lawned garden. Detached garden shed.

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 - F

Tenure

Leasehold (vendor will purchase the freehold during the sale process)

Lounge/Dining Room



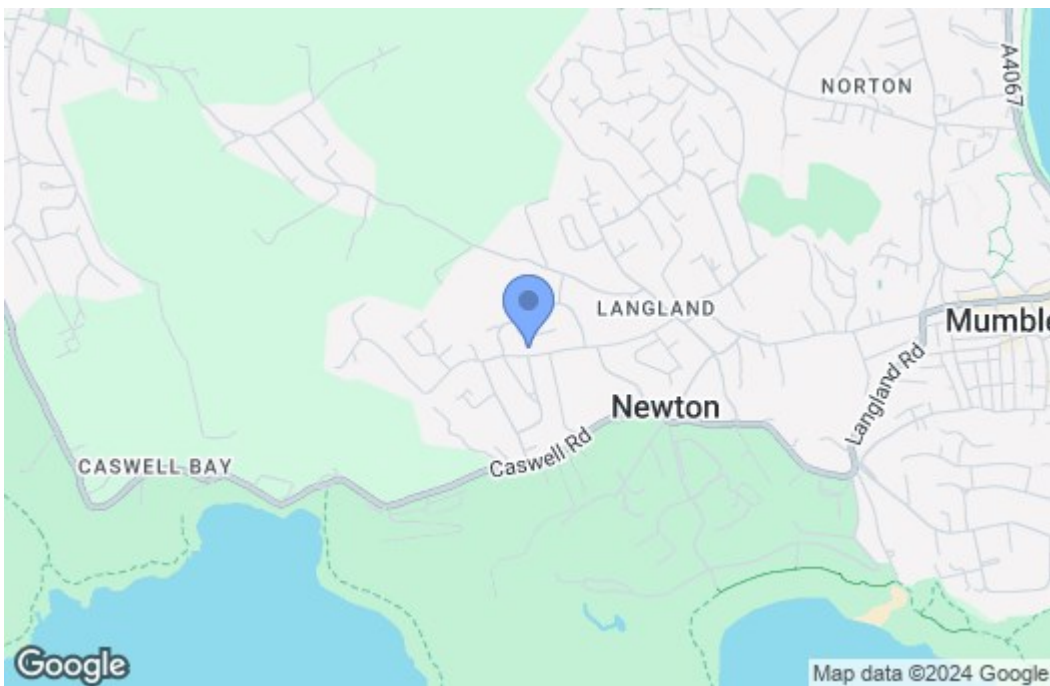
Lounge/Dining Room



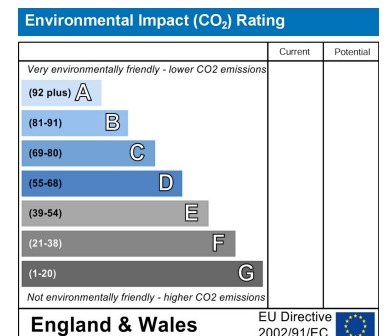
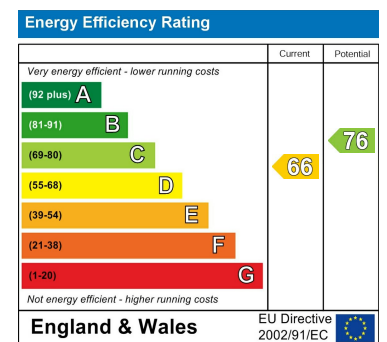
Floor Plan



Area Map



Energy Efficiency Graph



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