



## 10 Picket Mead Road, Newton, Swansea, City & County Of Swansea, SA3 4SA

**£475,000**

Welcome to this three-bedroom detached bungalow nestled in the highly sought-after location of Newton. Situated on an impressive plot spanning 0.31 acres, this property offers a perfect blend of space, tranquility, and accessibility.

As you step inside, you are greeted by a spacious floor area of 1303.60 square feet.

One of the notable highlights of this property is its prime location within the Bishopston school catchment area, ensuring excellent educational opportunities for your family. With close proximity to the local beaches and the vibrant village of Mumbles, you'll have easy access to a plethora of recreational activities and amenities. Whether you choose to enjoy a leisurely stroll along the sandy shores or explore the charming boutiques and



### Entrance

Via a frosted double glazed PVC door into the reception porch.

### Porch

With a frosted double glazed window to the front. Frosted glazed hardwood door to the hallway. Tiled floor.

### Hallway

With doors to bedrooms & lounge. Loft access. Radiator.

### Lounge 21'10" x 14'9" (6.65 x 4.50)



With a double glazed window to the front. Feature wood burner. Double glazed window to the side. Door to the kitchen.

### Lounge



### Kitchen 11'5" x 17'3" (3.48 x 5.25)



With a opening to the garden room. Double glazed window to the rear. Frosted double glazed door to lean to. Kitchen is fitted with a range of base and wall units, running work surface incorporating a one and a half bowl stainless steel sink and drainer unit. Space for dishwasher. Space for cooker. Radiator.

### Kitchen



### Bedroom One 11'5" x 14'0" (3.48 x 4.27)



### Garden Room 11'6" x 8'6" (3.50 x 2.60)



Which is glazed on all sides with a double glazed door to the rear. Radiator.

With a double glazed window to the rear. Door to bathroom. Doors to fitted wardrobes. Radiator.

### Bedroom One





**Bedroom Two 12'0" x 11'5" (3.65 x 3.47)**



With a double glazed window to the front. Doors to built in wardrobes. Radiator.

**Bathroom 11'1" x 7'1" (3.39 x 2.17)**

With a frosted double glazed window to the rear. Suite comprising; bathtub, corner shower cubicle, low level w/c, wash hand basin. Wall mounted chrome heated towel rail.

**Bedroom Three 5'5" x 8'9" (1.65 x 2.67)**

With a double glazed window to the rear.

**External**

To the front you have a low maintenance garden and driveway parking for several vehicles. Side access. To the rear you have a breathtaking private garden which comprises; a graveled seating area leading to a level lawned garden home to a variety of flowers, trees & shrubs. Detached summer house. Side access. Garage.

**Aerial Aspect**



**Aerial Aspect**



## Aerial Aspect



### Garage 18'2" x 16'0" (5.54 x 4.90 )

With a 'up & over' door. Power & light.

### Services

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

### Council Tax Band

Council Tax Band - F

### Tenure

Freehold.

### Area



### Area

*Ask The Owners*  
Where do I go when I need.....



Groceries?  
Marks & Spencers  
Woollacott Butchers



Beach?  
Langland Bay



Walks?  
The Wales Coast Path



Schools?  
Oystermouth Primary School  
Bishopston Comprehensive School



Coffee?  
Mumbles Coffee



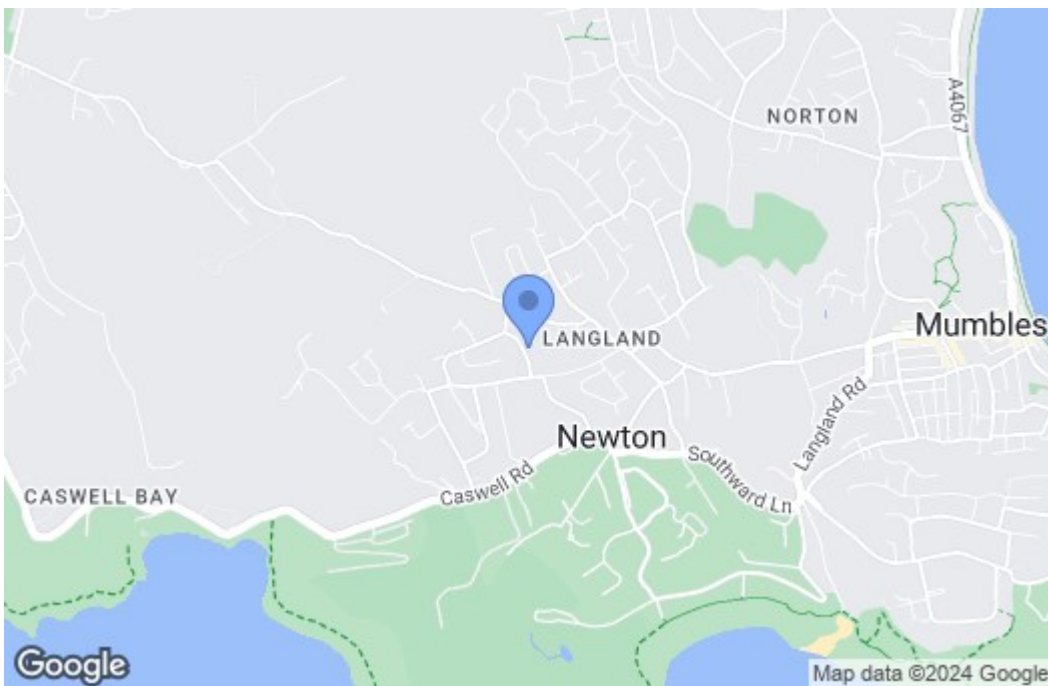
Pub?  
The Newton Inn



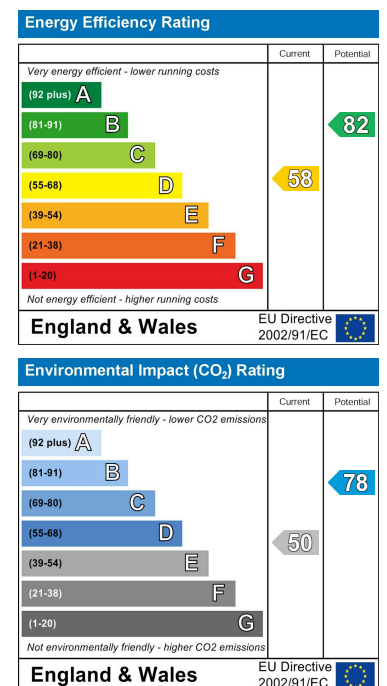
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.