



## 9 Brooklyn Terrace, Newton, Swansea, City & County Of Swansea, SA3 4SP

**£575,000**

Nestled in a sought-after location with breathtaking views of Swansea Bay, this meticulously presented five-bedroom terraced family home offers a perfect blend of style, comfort, and convenience. Boasting an enviable position with sea views from bedrooms one, bathroom and bedroom five, this residence also enjoys a delightful outlook of Underhill Park, providing a serene and peaceful setting for family living.

Upon entering, you are welcomed by a spacious hallway leading to the well-appointed lounge, an inviting sitting room, and a modern kitchen & dining room.

Ascend to the first floor, where you will find a tastefully designed shower room/utility room and three bedrooms, including the master bedroom with an en-suite, each thoughtfully arranged to maximize space and comfort.

## Entrance

Via a frosted double glazed PVC door into the hallway.

## Hallway



With stairs to the first floor. Door to the lounge. Door to the sitting room. Door to the cloakroom. Sliding door to the kitchen. Door to under stairs storage. Radiator.

**Lounge 12'4" x 13'8" (3.775 x 4.181 )**



With a double glazed bay window to the front. Radiator. Feature wood burner set on slate hearth set within fire place.

## Lounge



## Lounge

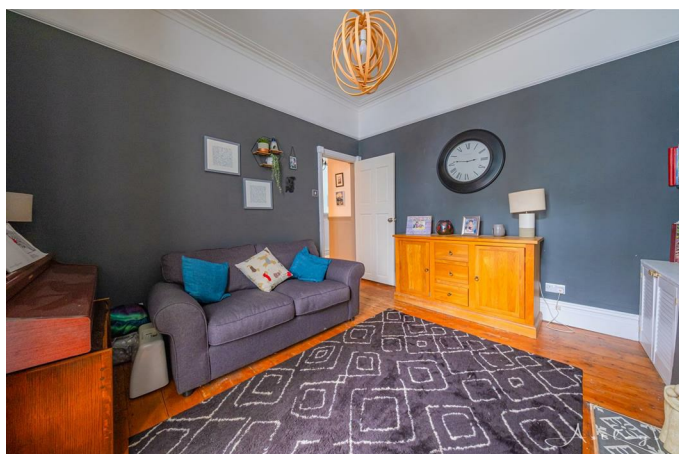


**Sitting Room 11'11" x 11'5" (3.650 x 3.492 )**



With a set of double glazed French patio doors to the rear. Radiator. Feature fireplace.

**Sitting Room**



**Cloakroom 4'2" x 3'2" (1.292 x 0.983 )**



With a frosted double glazed window to the side. W/C. Wash hand basin. Radiator. Tiled walls.

**Kitchen 13'6" x 10'5" (4.138 x 3.197 )**



With a set of double glazed windows to the side. Frosted double glazed PVC door to the side. Opening to the dining room. Spotlights. Radiator. The kitchen is beautifully appointed and fitted with a range of base and wall units, running work surface incorporating a ceramic sink. Space for Rangemaster cooker. Space for American style fridge/freezer. Integral dishwasher.

## Kitchen



## Dining Room 10'4" x 10'4" (3.163 x 3.154)



## Kitchen



With two Velux roof windows to the rear. Double glazed window to the rear. Radiator.

## Dining Room



## First Floor

## Landing



With stairs to the second floor. Door to bedroom one. Door to bedroom two. Door to bedroom three. Door to utility room/shower room.

## Utility/Shower Room 7'2" x 8'0" (2.187 x 2.454 )



With a frosted double glazed window to the side. Running work surface with plumbing for washing machine. Space for tumble dryer. Corner shower cubicle. W/C. Wash hand basin. Tiled walls. Spotlights.

## Bedroom One 17'10" x 12'0" (5.452 x 3.668 )



With a set of double glazed windows to the front offering sea views. Radiator. Opening to en-suite.

## Bedroom One



### En-Suite



Well appointed suite comprising; walk in shower with oversized shower above. W/C. Wash hand basin. Tiled floor. Tiled walls. Spotlights. Extractor fan. Radiator.

### Bedroom Two 11'10" x 11'5" (3.62 x 3.49 )



With a set of double glazed windows to the rear. Radiator.

### Bedroom Three 10'5" x 10'5" (3.187 x 3.186 )



With a set of double glazed windows to the side. Radiator. Loft access.

### Bedroom Three



### Second Floor

#### Landing

With a double glazed window to the rear. Door to airing cupboard. Doors to bedrooms four and five. Door to bathroom. Loft access.

**Bathroom 13'0" x 6'4" (3.968 x 1.955 )**



With a Velux roof window to the front offering sea views. Suite comprising; bathtub. W/C. Wash hand basin. Tiled floor. Part tiled walls. Spotlights. Extractor fan.

**Bathroom**



**Bedroom Four 12'2" x 11'1" (3.716 x 3.387 )**



With a set of double glazed windows to the rear. Radiator.

**Bedroom Four**



**Bedroom Five 12'11" x 9'10" (3.938 x 3.011 )**



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

**Bedroom Five**



**External**

**Aerial Aspect**



**Aerial Aspect**



**Front**



You have private parking for two vehicles.



Front



Rear



Rear



Rear



You have a raised seating area with ample room for tables and chairs. Steps leading to a further lawn area home to a variety of flowers and shrubs. Two further raised areas home to a greenhouse and garden shed.

Rear



## Rear



## Services

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

## Council Tax Band

Council Tax Band - F

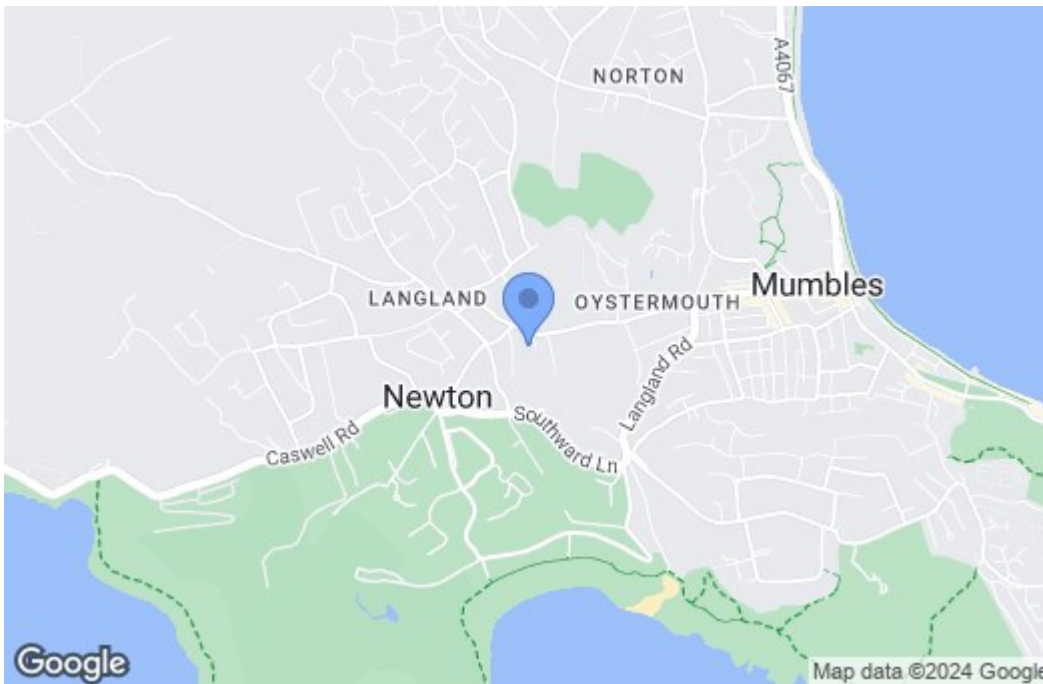
## Tenure

Freehold.

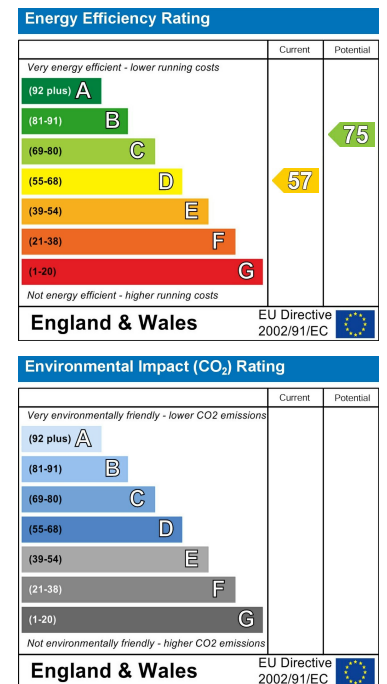
## Floor Plan



## Area Map



## Energy Efficiency Graph



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