



9 Highpool Close, Newton, Swansea, City & County Of Swansea, SA3 4TU

£425,000

Welcome to Highpool Close, Newton.

This charming three-bedroom detached property, situated in a popular quiet location, is being offered for sale with no onward chain. The property benefits from wonderful gardens and is set on a generous plot of 0.12 acres, with an internal floor area of 1280ft². The property also falls within the catchment for the highly regarded Bishopston secondary School.

Upon entering, you'll find a well-thought-out layout comprising:

On the ground floor, there are two bedrooms, a bathroom, a spacious lounge leading to the dining room, and a kitchen with an adjoining utility room/breakfast area leading to a shower room. These spaces provide

Entrance

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

Hallway



With stairs to the first floor. Door to the lounge. Door to the bathroom. Doors to bedrooms two and three. Radiator.

Bathroom 7'10" x 5'9" (2.413 x 1.773)



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

Bedroom Two 11'8" x 11'6" (3.569 x 3.518)



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

Bedroom Three 11'9" x 7'5" (3.583 x 2.285)



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

Lounge 22'11" x 14'1" (6.993 x 4.308)



With a set of double glazed windows to the rear. Two radiators. Door to the dining room.

Lounge



Dining Room 14'9" x 9'3" (4.505 x 2.840)



With a set of double glazed windows to the rear. Two radiators. Door to the kitchen.

Dining Room



Kitchen 8'11" x 9'0" (2.721 x 2.760)



With a double glazed window to the side. Opening to the utility room. The kitchen is fitted with a range of base and wall units, running work surface incorporating a stainless steel sink and drainer unit. Four ring gas hob with extractor hood over. Integral oven & grill. Radiator.

Utility Room/Breakfast Area 11'1" x 10'6" (3.394 x 3.204)



With a frosted double glazed PVC door to the side. Double glazed sliding door to the rear garden. Door to the shower room. Running work surface with sink and drainer. Plumbing for washing machine & dishwasher. Space for tumble dryer. Space for fridge. Space for freezer. Radiator.

Shower Room 6'3" x 7'8" (1.930 x 2.347)



With two frosted double glazed windows to the side. Suite comprising; corner shower cubicle. W/C. Wash hand basin. Radiator. Tiled floor. Tiled walls.

First Floor

Landing

With a door to bedroom one.

Bedroom One 22'6" x 9'3" (6.877 x 2.839)



With a set of double glazed windows to the rear. Door to built in wardrobe & vanity unit. Radiator. Door to airing/storage cupboard. Door to large eaves storage (could be converted, subject to planning)

Bedroom One



Rear Garden



External

Front

You have private driveway parking for several vehicles leading to the detached garage. Lawned garden home to a variety of flowers & shrubs. Seating area to the side of the property.

Garage

With 'up & over' door.

Rear Garden



Rear Garden



Gardens



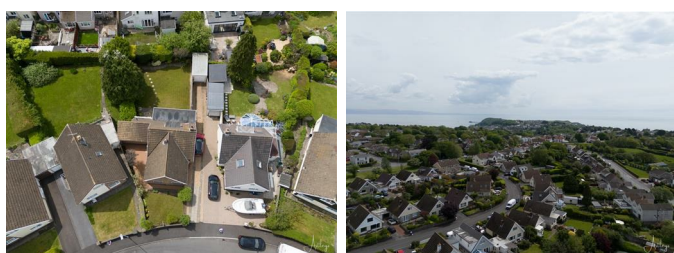
You have a patio seating area with ample room for tables and chairs. Lawned garden home to a variety of flowers, trees and shrubs.

Gardens



Aerial

Aerial



Services

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

Council Tax Band

Council Tax Band - F

Tenure

Freehold.

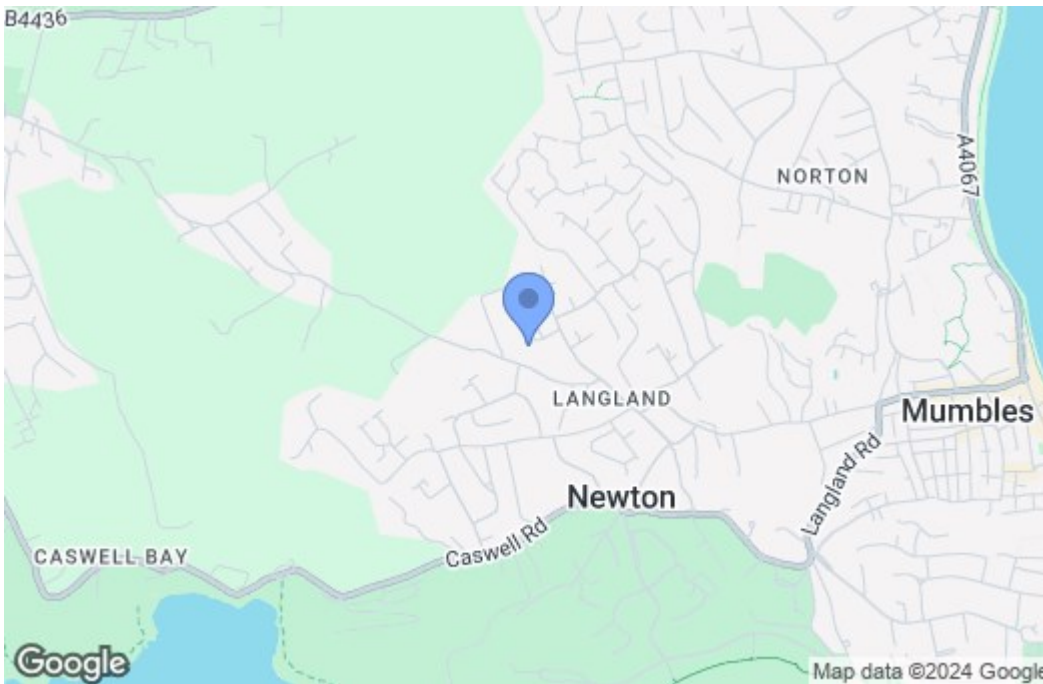
Floor Plan



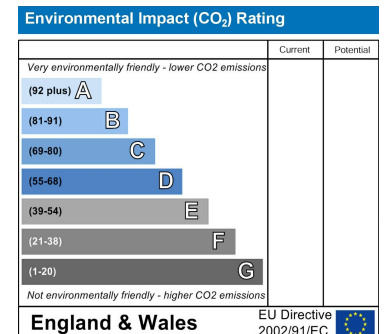
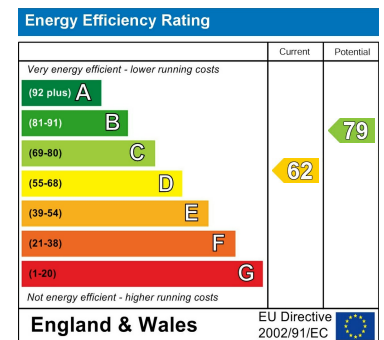
Total area: approx. 161.7 sq. metres (1740.7 sq. feet)

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Area Map



Energy Efficiency Graph



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