



15 New Well Lane, Newton, Swansea, City & County Of Swansea, SA3 4SR

Offers Over £699,995

Welcome to this stunning five-bedroom detached family home located in New Well Lane, Newton. Set on an impressive plot of 0.10 acres, this property boasts a generous floor area of 1,836 square feet, offering versatile accommodation across three floors.

As you enter the property, you are greeted by a welcoming hallway leading to the spacious lounge, perfect for relaxing with family and friends. The heart of the home is the modern kitchen/breakfast room, ideal for casual dining and entertaining. A convenient utility room and cloakroom complete the ground floor layout.

The first floor comprises three bedrooms, including the master bedroom with a luxurious en-suite. Bedrooms one and two offer ample space for comfortable living, while bedroom five can be utilized as a study or nursery.

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 kitchen/breakfast room. Door to the utility room. Parquet flooring. Radiator.

Lounge 17'10" x 11'11" (5.441 x 3.654)



With a double glazed window to the front. Double glazed PVC doors to the rear. Feature wood burner set on slate hearth. Parquet flooring. Radiator.

Lounge



Lounge



Lounge

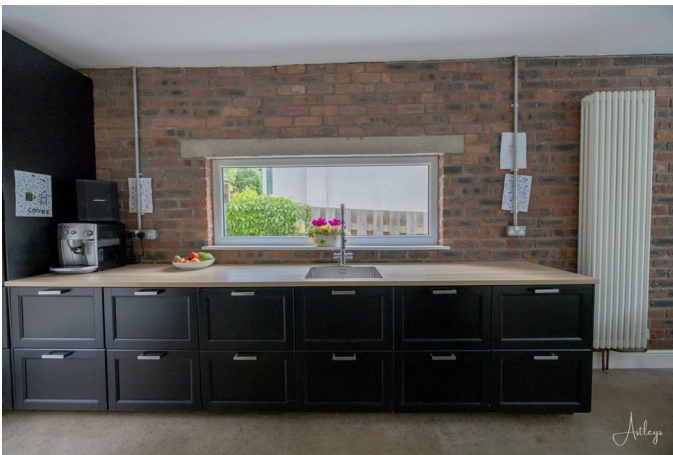


Kitchen/.Breakfast Room 22'4" x 11'9" (6.811 x 3.605)



With a double glazed bay window to the front. Double glazed window to the side. Double glazed PVC door to the rear. Radiator. Spotlights. Door to the utility room. A well appointed kitchen fitted with a range of base and wall units, running work surface incorporating a stainless steel sink. Five ring gas hob with extractor hood over. Integral fridge. Integral freezer. Integral oven & grill.

Kitchen/.Breakfast Room



Kitchen/.Breakfast Room



Kitchen/.Breakfast Room



Kitchen/.Breakfast Room



Utility Room 7'11" x 8'7" (2.423 x 2.639)



With a double glazed window to the rear. Door to the cloakroom. Radiator. Running work surface incorporating a stainless steel sink and drainer unit. Plumbing for washing machine. Space for tumble dryer.

Cloakroom 6'1" x 2'11" (1.860 x 0.892)



With a frosted double glazed window to the rear. Suite comprising; W/C. Wash hand basin. Tiled floor. Part tiled walls.

First Floor

Landing



With a set of double glazed windows to the rear. Set of double glazed windows to the front. Stairs to the second floor. Radiator. Door to airing cupboard. Door to the bathroom. Doors to bedrooms.

Bathroom 9'3" x 7'5" (2.841 x 2.269)



With a set of double glazed windows to the rear. Well appointed suite comprising; Free standing bathtub. Large walk in shower. W/C. Wash hand basin. Spotlights. Radiator. Tiled floor. Extractor fan.

Bathroom



Bedroom One



Bedroom One 12'2" x 12'7" (3.730 x 3.841)



With a double glazed bay window to the front. Radiator. Door to en suite. Doors to fitted wardrobes.

En-Suite 9'9" x 5'5" (2.979 x 1.668)



With a set of frosted double glazed windows to the side. Well appointed suite comprising; Large walk in shower. W/C. Wash hand basin. Door to airing cupboard. Tiled floor. Tiled walls. Spotlights. Extractor fan.

Bedroom Two 9'10" x 11'10" (3.005 x 3.625)



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

Bedroom Two



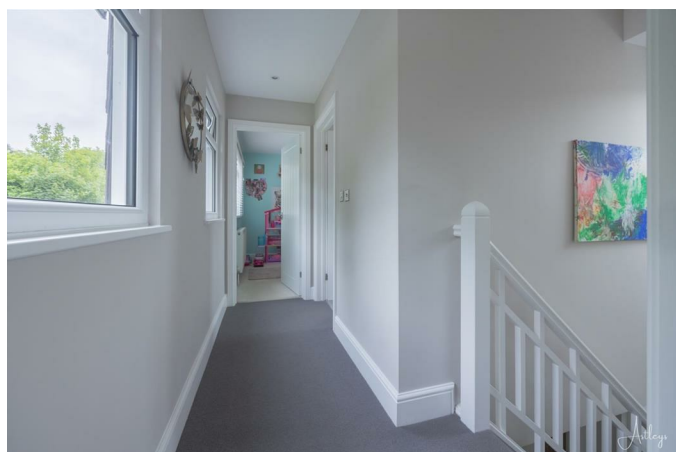
Bedroom Five 7'5" x 11'10" (2.274 x 3.610)



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

Second Floor

Landing



With a set of double glazed windows to the rear. Door to the bathroom. Doors to bedrooms three and four.

Bedroom Three 13'10" x 12'2" (4.219 x 3.711)



With a set of double glazed windows to the rear. Velux roof window to the front. Doors to eaves storage. Radiator.

Bedroom Three



Bedroom Three



Bedroom Four 14'0" x 9'3" (4.289 x 2.822)



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

Bedroom Four



Bathroom 9'7" x 6'1" (2.941 x 1.862)



With a Velux roof window to the front. Suite comprising; Bathtub with shower over. W/C. Wash hand basin. Radiator. Tiled floor. Spotlights.

External

Front

You have a raised patio seating area with ample room for tables and chairs. Raised flower beds. Detached garden shed. Detached woodstore. Side access to the rear.

Another Aspect



Aerial Aspect



Aerial Aspect



Rear

You have steps leading up to several raised areas. One area home to a trampoline. Raised patio seating area. Another raised astro turf area. Steps to a raised sitting area. Detached garden shed. Side access on both sides of the property.

Rear Garden



Rear Garden



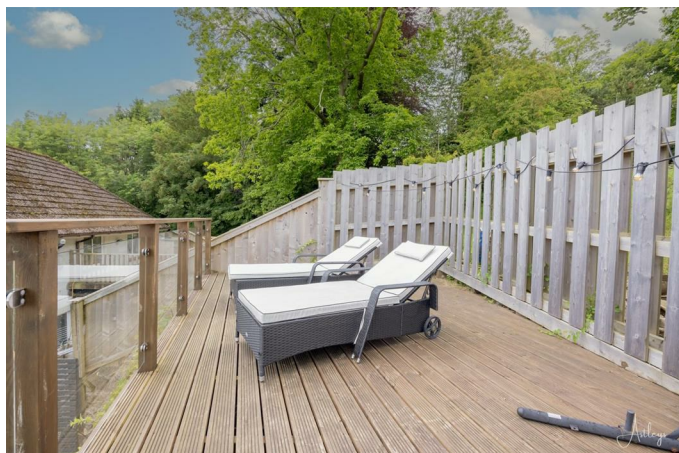
Rear Garden



Rear Garden



Rear Garden



Services

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

Council Tax Band

Council Tax Band - F

Tenure

Freehold.

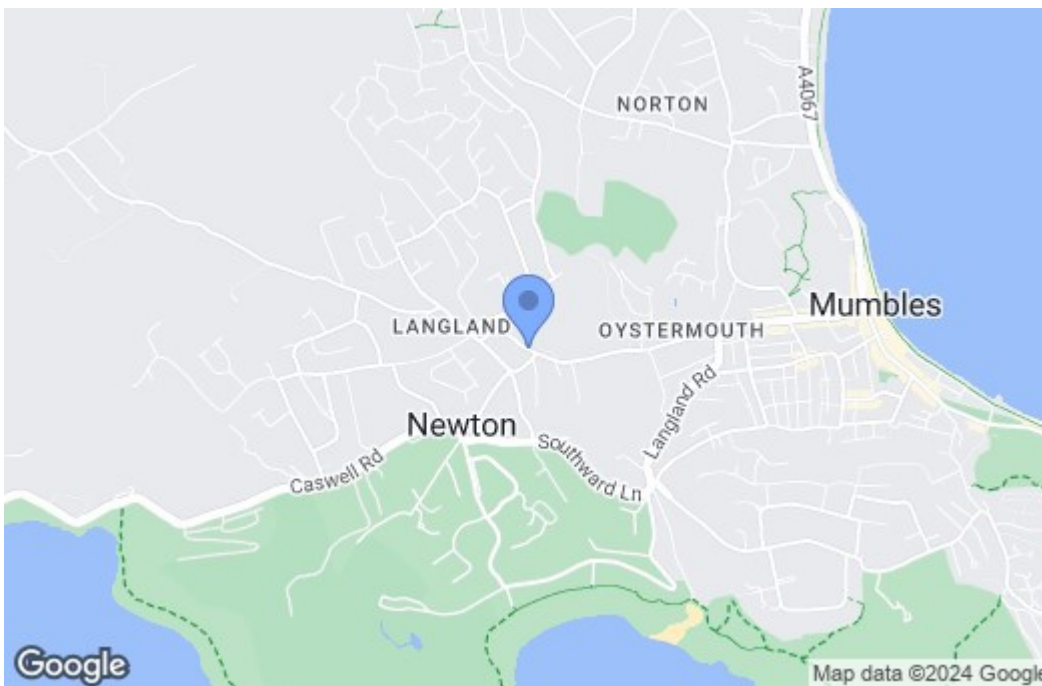
Floor Plan



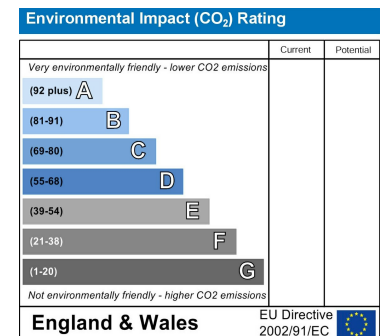
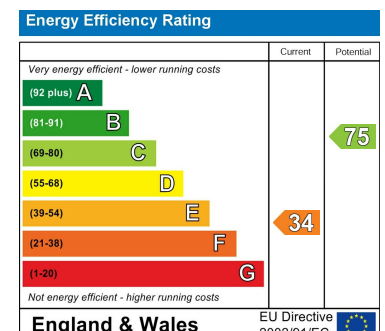
Total area: approx. 170.7 sq. metres (1836.9 sq. feet)

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Area Map



Energy Efficiency Graph



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