



63 Highmead Avenue, Newton, Swansea, City & County Of Swansea, SA3 4TY

£650,000

Situated in the desirable Newton area, this beautifully presented four-bedroom detached family home falls within the sought-after Bishopston Comprehensive School catchment area and is just a short distance from the vibrant village of Mumbles and the scenic Langland Bay, this property offers the perfect blend of convenience and tranquility.

The home features a spacious and modern open-plan kitchen, perfect for family gatherings and entertaining. There are two inviting reception rooms providing ample living space. The property boasts four well-appointed bedrooms, including a master bedroom with an en-suite, as well as a stylish family bathroom.

An integral double garage and a driveway with parking for multiple vehicles ensure plenty of space for cars and storage. The rear garden is beautifully presented, offering a low-maintenance retreat for relaxation and

Hallway 13'10" x 5'11" (4.22 x 1.82)



Stairs leading to the first floor, porcelain tiled flooring, and a radiator. Doors leading to the cloakroom, lounge, and kitchen/Dining room.

Cloakroom 5'1" x 4'3" (1.57 x 1.32)

This room features a double-glazed frosted window to the front, a two-piece suite with a low-level W.C. and a pedestal wash hand basin, wall-mounted chrome towel heater, tiled walls, porcelain tiled flooring.

Living Room 14'10" x 22'4" (4.53 x 6.83)



The spacious lounge has a double-glazed window to the front that floods the room with natural light. It features a contemporary wall-mounted fireplace, two radiators, wood effect flooring, and a covered ceiling with spotlights. French doors lead into the kitchen/breakfast area.

Kitchen/Dining Room 25'3" x 11'8" (7.71 x 3.56)



This expansive space includes a double-glazed window and door to the rear. It is fitted with a range of wall and base units with complementary work surfaces, a sink and drainer unit with a mixer tap and instant hot water tap, and a coordinating breakfast bar with space for seating. Integrated appliances include a dishwasher, fridge, freezer, microwave, an eye-level double oven, and a four-ring electric hob with a contemporary angled extractor hood. The area provides ample space for a large dining table, features porcelain tiled flooring, and has a coved ceiling with spotlights. There is also a door leading to the double garage, with water and power and plumbing for a washing machine. Opening to the sitting room.

Kitchen/Dining Room



Kitchen/Dining Room



Sitting Room 20'8" x 10'7" (6.3 x 3.24)



Kitchen/Dining Room



A beautiful, light filled room with two Velux windows and two sets of patio doors leading to the rear garden. It features a multifuel burner, two contemporary radiators, built-in speakers, and porcelain tiled flooring.

Sitting Room



Landing

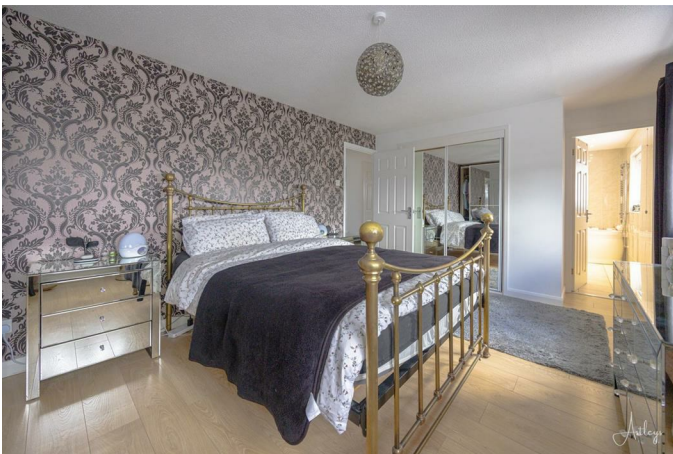
The landing has a built-in airing cupboard housing the hot water tank, access to the loft space, and a radiator. It leads to the bedrooms and bathroom.

Bedroom One 15'11" x 10'8" (4.86 x 3.27)



With two double-glazed windows to the front, built-in wardrobes, a radiator, and wood effect flooring. Door to en-suite bathroom.

Bedroom One



En-Suite 11'4" x 5'2" (3.46 x 1.59)



The en-suite has a double-glazed frosted window to the front and a three-piece suite consisting of a low-level W.C., a wash hand basin set over a vanity unit, and a bath with a shower over. Additional features include a wall-mounted chrome towel heater and spotlights on the ceiling.

Bedroom Two 11'6" x 8'6" (3.51 x 2.61)



Double-glazed window to the rear, built-in wardrobes, and wood effect flooring.

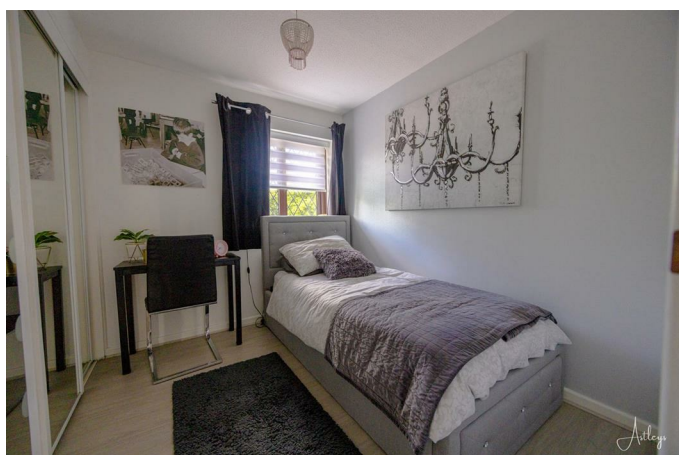
Bedroom Two

Bedroom Three 8'9" x 7'5" (2.67 x 2.28)



This bedroom features a double-glazed window to the rear, a radiator, and wood effect flooring.

Bedroom Four 11'2" x 8'7" (3.42 x 2.62)



With a double-glazed window to the rear, built-in wardrobes, a radiator, and wood effect flooring.

Bathroom 7'10" x 5'3" (2.39 x 1.62)



The bathroom features a double-glazed frosted window to the side and a three-piece suite with a low-level W.C. with a concealed cistern, a wash hand basin set within a vanity unit, and a walk-in shower. Additional features include a wall-mounted chrome towel heater, tiled walls, porcelain tiled flooring, and spotlights.

Front Garden

The front of the property features a spacious block-paved driveway offering ample off-road parking and a well-maintained front lawn

Rear Garden



The rear garden includes a paved patio terrace, ideal for al fresco dining or entertaining. The remainder of the garden is laid with astroturf for easy maintenance. There is a large storage shed located in the corner, and

the garden is fully enclosed, ensuring a high degree of privacy.

Rear Garden



Rear Garden



Rear Garden



Garage

A double garage provides parking and has water and power supply with plumbing for a washing machine.

Services

Mains Gas. Mains Water and sewerage. Broadband - Ultrafast available. Phone Signal available with multiple providers.

Aerial



Aerial



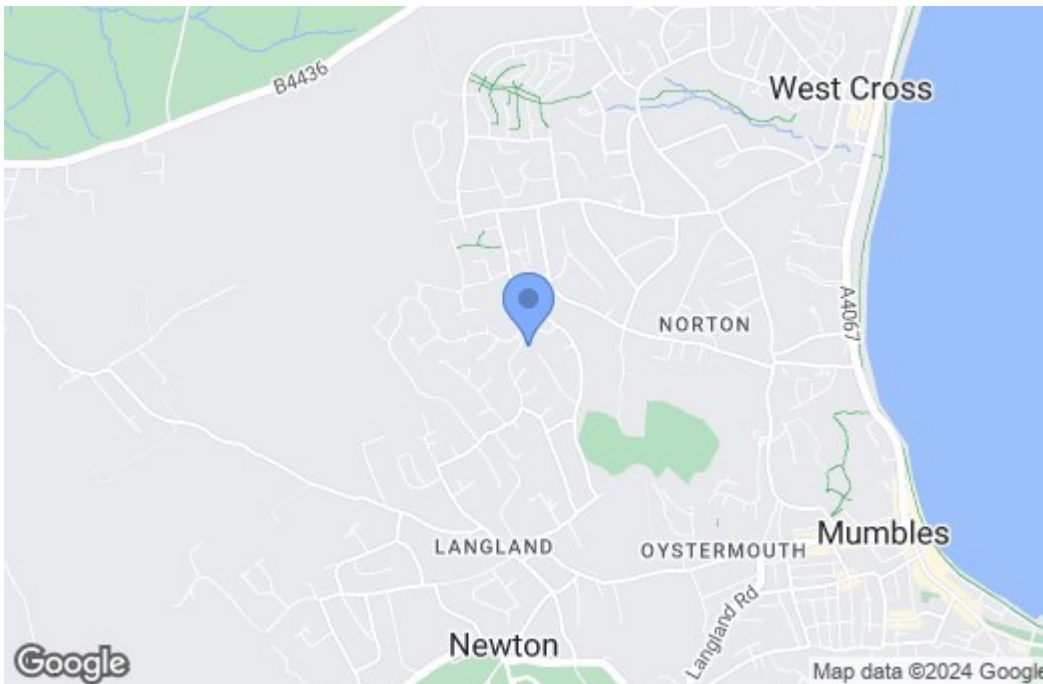
Floor Plan



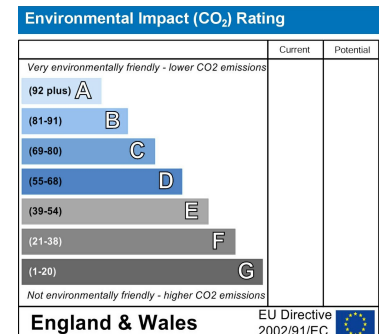
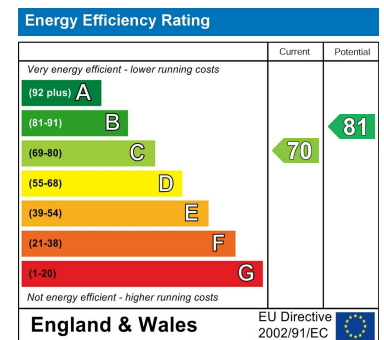
Total area: approx. 178.0 sq. metres (1916.4 sq. feet)

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Plan produced using FloorPlan3D

Area Map



Energy Efficiency Graph



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