



17 The Orchard, Newton, Swansea, City & County Of Swansea, SA3 4UQ

Asking Price £540,000

Welcome to this stunning four-bedroom link-detached family home, nestled in a desirable location with partial sea views overlooking Swansea Bay from the bathroom and bedrooms one and three. Boasting a generous plot size of 0.09 acres, this residence offers a perfect blend of modern living and coastal charm.

As you approach the property, you are greeted by a well-maintained exterior and a sense of tranquility. The entrance hallway sets the tone for the home, leading you to the various living spaces on the ground floor. The lounge, complete with a front balcony area, provides an inviting space to relax and enjoy the partial sea views. The sitting room features bi-fold doors opening up to the rear garden, seamlessly connecting indoor and outdoor living spaces.

Entrance

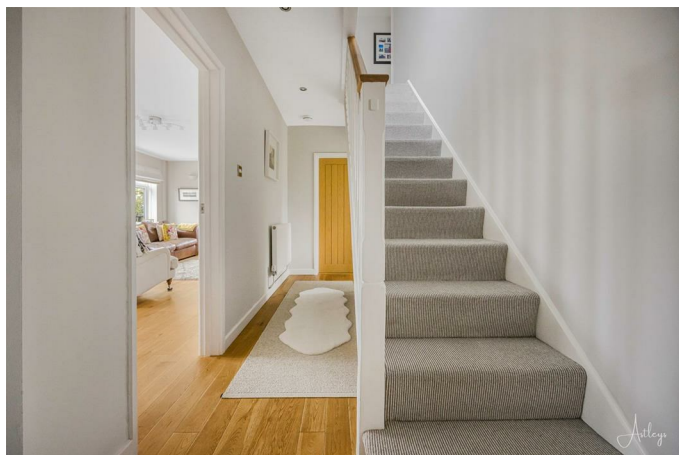
Via a frosted double glazed PVC door into the hallway.

Hallway



With stairs to the first floor. Radiator. Spotlights. Doors to utility room, lounge, sitting room, cloakroom & kitchen/breakfast room.

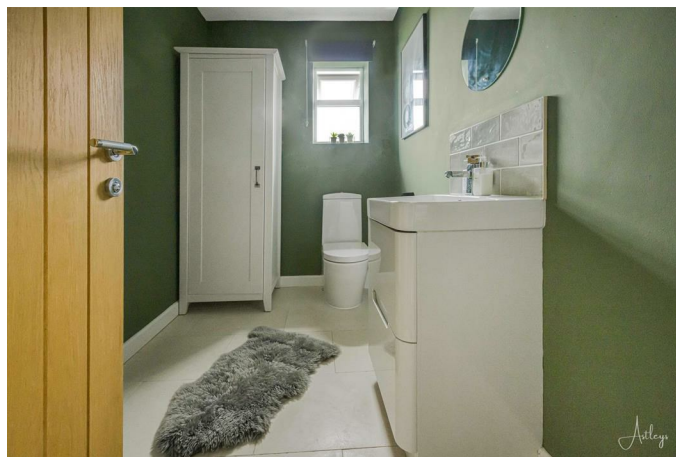
Hallway



Hallway



Cloakroom 8'9" x 5'8" (2.669 x 1.748)



With a frosted double glazed window to the side. Suite comprising; Low level w/c. Wash hand basin. Radiator. Tiled floor. Spotlights.

Utility Room 7'7" x 5'6" (2.323 x 1.699)

With plumbing for washing machine. Space for tumble dryer. Spotlights. Extractor fan. Radiator.

Lounge 12'0" x 20'5" (3.664 x 6.245)



With a set of double glazed French PVC doors to the raised balcony. Double glazed windows to the front. Double glazed window to the side. Two radiators. Feature wood burner set on slate hearth.

Lounge



Lounge



Lounge



Lounge



Sitting Room 15'3" x 10'8" (4.664 x 3.273)



With a set of double glazed bi fold doors to the rear garden. Radiator. Spotlights.

Sitting Room



Sitting Room



Kitchen/Breakfast Room 10'6" x 20'6" (3.213 x 6.256)



With a double glazed window to the side. Double glazed window to the rear. Double glazed door to the rear. Set of double glazed French patio doors to the rear. Tiled floor. Radiator. Spotlights. A beautifully appointed kitchen fitted with a range of base and wall units, running work surface incorporating a sink with mixer tap over. Integral dishwasher. Integral five ring Neff gas hob with Neff extractor hood over. Integral Neff oven & grill. Integral Neff microwave. Space for American style fridge/freezer.

Kitchen/Breakfast Room



Kitchen/Breakfast Room



Kitchen/Breakfast Room



Kitchen/Breakfast Room



First Floor

Landing

With a frosted double glazed window to the side. Loft access. Door to the bathroom. Doors to bedrooms.

Bathroom 5'8" x 10'10" (1.749 x 3.308)



With a double glazed window to the side offering partial sea views of Bristol channel. Well appointed suite comprising; Bathtub. Corner shower cubicle. Low level w/c. Wash hand basin. Chrome heated towel rail. Tiled floor. Tiled walls. Spotlights.

Bathroom



Bedroom One



Bedroom One 10'1" x 15'1" (3.091 x 4.602)



With a double glazed window to the front offering partial sea views of Swansea Bay. Radiator. Doors to fitted wardrobes.

Bedroom Two 11'2" x 10'7" (3.420 x 3.230)



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

Bedroom Two



Bedroom Three



Bedroom Three 11'11" x 9'9" (3.655 x 2.990)



Bedroom Four 8'9" x 7'5" (2.685 x 2.262)



With a double glazed window to the front offering partial sea views of Swansea Bay. Radiator.

With a double glazed window to the rear. Radiator. Door to built in storage cupboard.

External

Front

You have private driveway parking for two vehicles. Lawned garden. Raised decked seating area.

Front Balcony



Rear Garden



Garage 8'0" x 7'6" (2.444 x 2.306)

Storage area accessed via 'up & over' door.

Rear

You have a patio seating area leading onto a lawned garden.

Rear Garden



Rear Garden



Rear Garden



Another Aspect



Aerial Aspect



Aerial Aspect



Aerial Aspect



Aerial Aspect



Aerial Aspect



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.

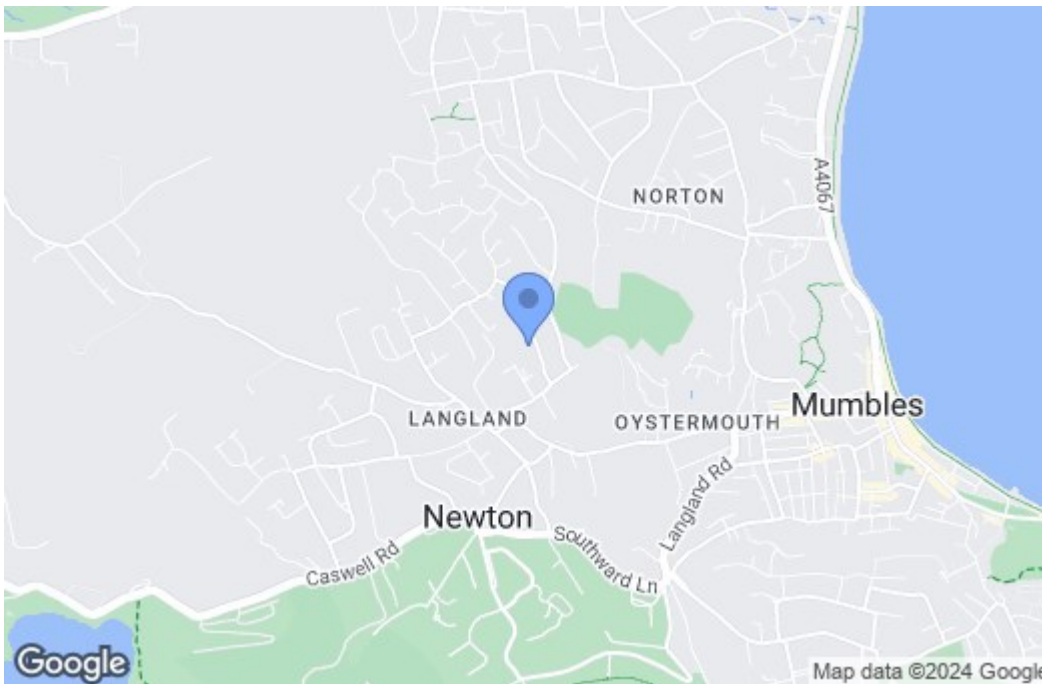
Floor Plan



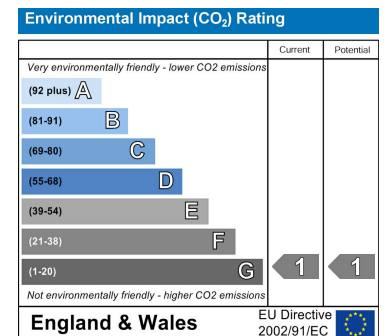
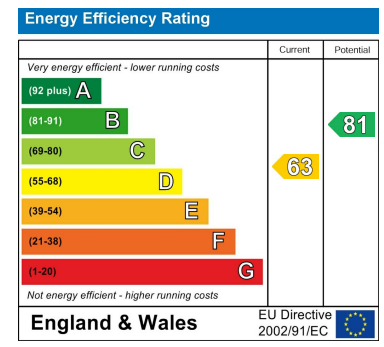
Total area: approx. 137.9 sq. metres (1484.0 sq. feet)

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Area Map



Energy Efficiency Graph



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