

## 72 Croftfield Crescent, Newton, Swansea, City & County Of Swansea, SA3 4UL

**£250,000**

Welcome to this delightful two-bedroom mid-terrace property, ideally situated in the highly desirable location of Newton. Offering a perfect blend of cozy living and modern convenience, this home is an excellent opportunity for first-time buyers, young families, or investors alike.

The property sits on a plot size of 0.03 acres and boasts a floor area of 898 square feet. Upon entering, you are greeted by a welcoming porch that leads into a spacious hall. The ground floor features a comfortable lounge, perfect for relaxation and entertaining, a kitchen with ample storage and workspace, and a bright, airy conservatory that can be used as a dining area or additional living space.

Moving to the first floor, you will find two well-proportioned bedrooms and a contemporary family bathroom. The exterior of the property is equally appealing, with a low-maintenance, gravelled area at the front that



### Entrance

Via a frosted double glazed PVC door into the porch.

### Porch

With a set of double glazed windows. Frosted double glazed PVC door into the hallway.

### Hallway



With stairs to the first floor. Door to the lounge. Radiator.

### Lounge 14'8" x 11'7" (4.489 x 3.543)



With a set of double glazed windows to the front. Gas fire. Door to under stairs storage. Radiator. Opening to the kitchen.

### Lounge



### Lounge



### Kitchen 8'11" x 15'2" (2.742 x 4.635 )



With a set of double glazed windows to the rear. Radiator. Doors to the conservatory. The kitchen is fitted with a range of base and wall units, running work surface incorporating a double ceramic Belfast sink. Four ring gas hob with oven & grill under. Space for fridge/freezer. Plumbing for washing machine.

#### Kitchen



### Conservatory 10'11" x 9'2" (3.334 x 2.819 )

With a set of double glazed French doors to the rear garden. Double glazed windows to the rear. Tiled floor.

#### First Floor

#### Landing

With a door to the bathroom. Doors to bedrooms. Loft access.

### Bathroom 5'9" x 6'0" (1.758 x 1.850)



With a frosted double glazed window to the rear. Suite comprising; bathtub with shower over. W/C. Wash hand basin. Spotlights. Radiator.

### Bedroom One 13'3" x 15'4" (4.059 x 4.685)



With a set of double glazed windows to the front. Radiator. Door to built in storage cupboard.



### Bedroom One



### Bedroom Two 10'6" x 8'8" (3.216 x 2.661 )



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

### Bedroom Two

#### External

#### Front

You have a gravelled low maintenance area.

### Aerial Aspect



### Aerial Aspect



### Another Aspect



### Another Aspect



### Rear



You have a gravelled area. Patio area. Gate to rear lane which leads to the row of garages.

### Rear





## Garage



## Services

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

## Council Tax Band

Council Tax Band - D

## Tenure

Freehold.

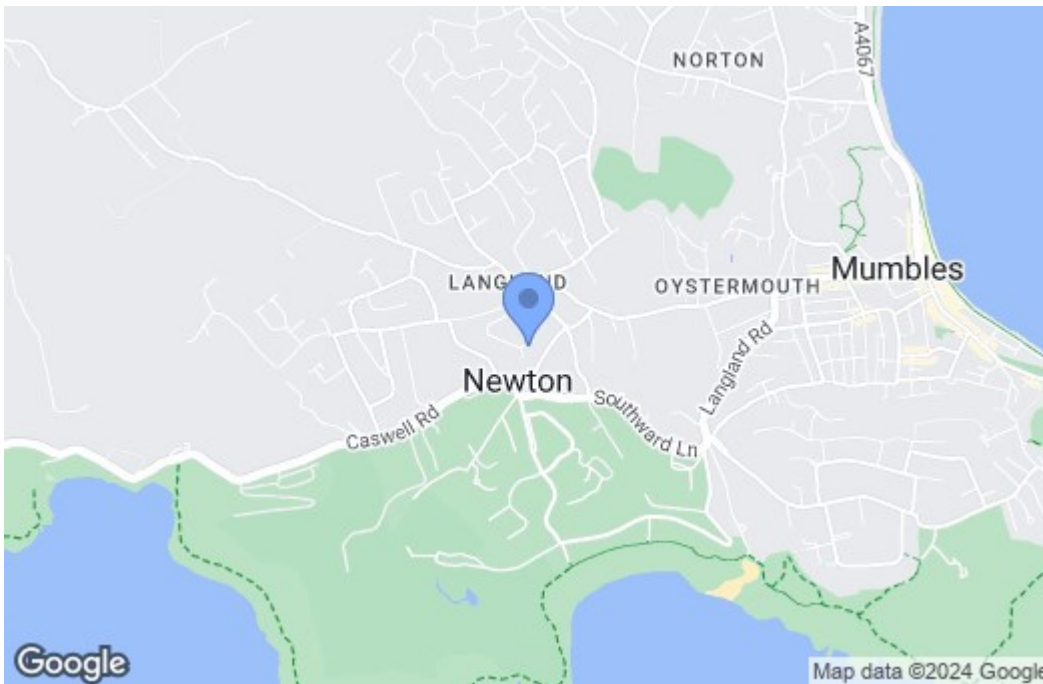
## Floor Plan



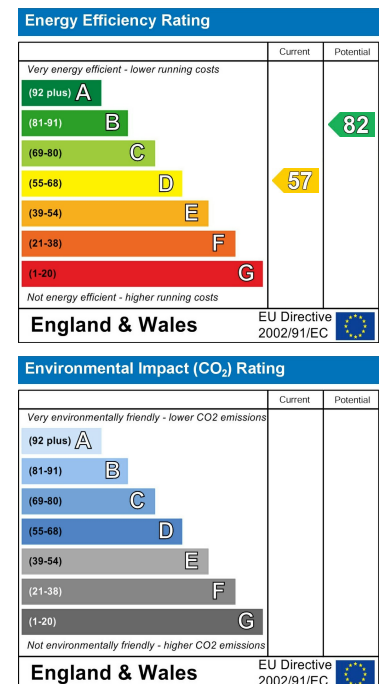
Total area: approx. 83.5 sq. metres (898.4 sq. feet)

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## Area Map



## Energy Efficiency Graph



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