



94 Summerland Lane, Newton, Swansea, City & County Of Swansea, SA3 4RS

Offers In The Region Of £550,000

This beautifully presented three-bedroom detached family home is nestled in the highly sought-after location of Newton. Perfectly positioned within close proximity to stunning local beaches and the vibrant village of Mumbles, the property also benefits from falling within the catchment area for the highly regarded Bishopston Comprehensive School.

With a generous floor area of 1289ft² and occupying a plot of 0.11 acres, the property offers well-designed living spaces ideal for modern family life. The accommodation comprises an inviting hallway, a convenient cloakroom, a spacious lounge, and a stylish kitchen/breakfast room on the ground floor. Upstairs, the first floor hosts three well-proportioned bedrooms, including a master bedroom with en-suite, along with a family bathroom.

Entrance

Via a composite door into the hallway.

Hallway



With a radiator. Tile floor. Stairs to the first floor. Door to the cloakroom. Door to storage cupboard. Door to the lounge. Door to the kitchen/breakfast room.

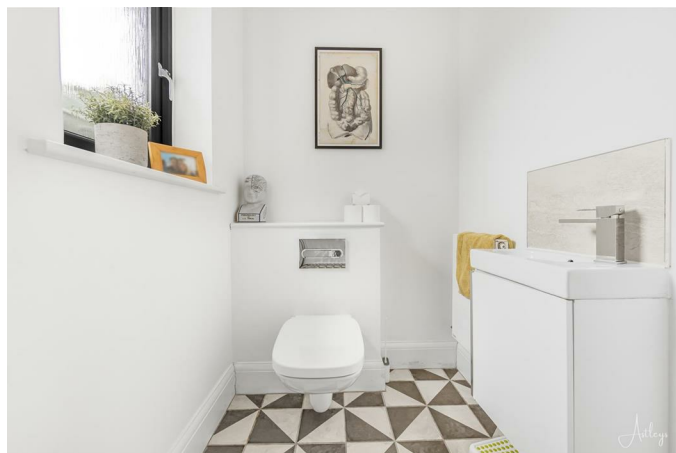
Hallway



There are smoke detectors and a sprinkler system throughout.

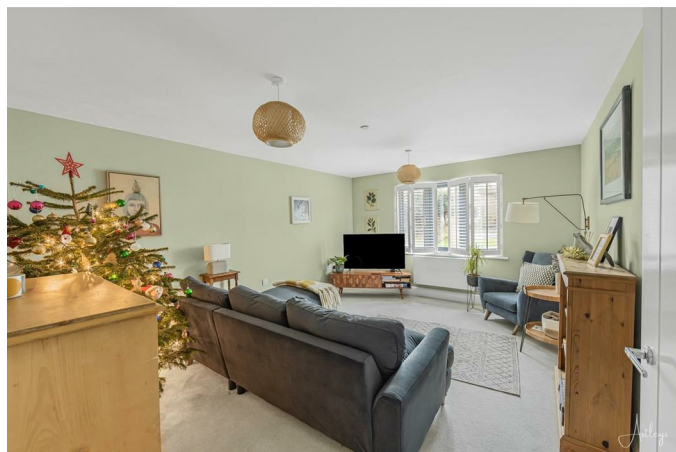
Hallway

Cloakroom 4'6" x 4'6" (1.385 x 1.374)



With a frosted double glazed window to the front. WC. Wash hand basin. Radiator. Tiled floor. Spotlights.

Lounge 16'5" x 12'1" (5.008 x 3.687)



You have a set of double glazed windows to the front. Radiator.

Lounge

Kitchen/Breakfast Room 12'10" x 24'4" (3.918 x 7.440)



You have a set of double glazed windows to the rear and a set of double glazed bi-fold doors to the rear garden. Two radiators. Central breakfast island with an integral four ring induction hob with extractor hood over. The kitchen is fitted with a range of base and wall units. Running work surface incorporating a one and a half bowl stainless steel sink and drainer unit. Integral fridge. Integral freezer. Plumbing for washing machine. Space for dishwasher. Integral oven and grill. Spotlights. Door to large storage room.

Kitchen/Breakfast Room



Kitchen/Breakfast Room

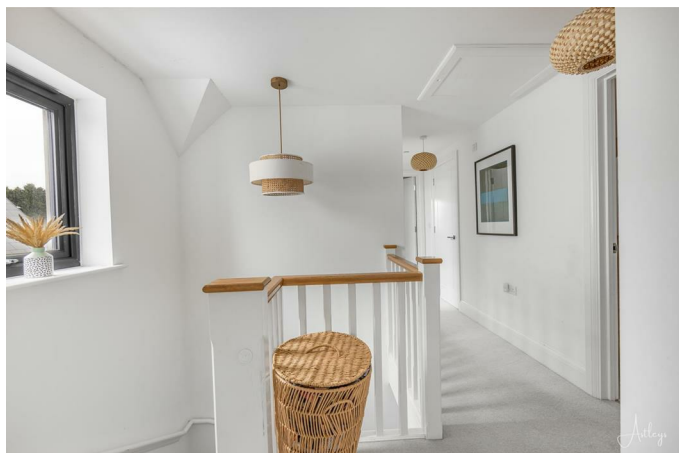


Kitchen/Breakfast Room



First Floor

Landing



You have a double glazed window to the side. Loft access. Radiator. Doors to bedrooms. Door to the bathroom. Door to airing cupboard.

Bathroom 5'10" x 7'0" (1.799 x 2.146)



With a Velux roof window to the side. Suite comprising; bathtub. WC. Wash hand basin. Chrome heated towel rail. Spotlights. Extractor fan.

Bedroom One 14'1 x 13'7 (4.29m x 4.14m)



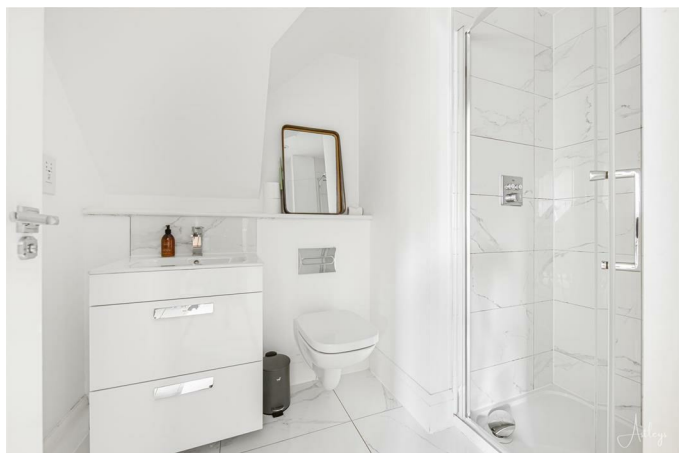
You have a set of double glazed windows to the front. Radiator. Doors to built-in wardrobes. Door to en suite.

Bedroom One



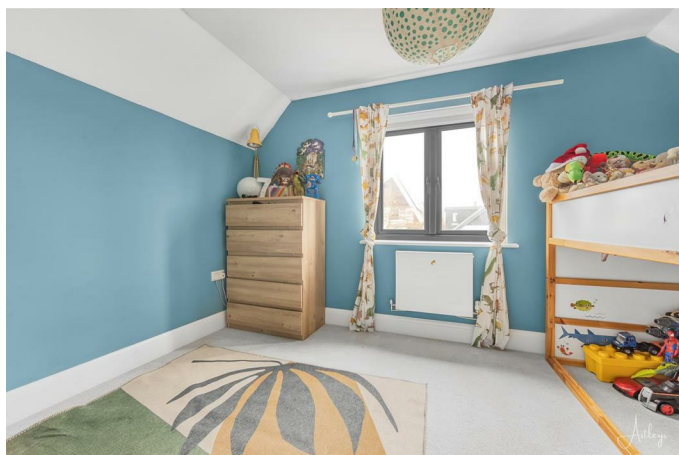
Bedroom One

En-Suite 6'5" x 8'0" (1.958 x 2.462)



You have a corner shower cubicle. WC. Wash hand basin. Chrome heated towel rail. Tiled floor. Spotlights. Extractor fan.

Bedroom Two 9'4" x 12'1" (2.846 x 3.688)



You have a set of double glazed windows to the front. Radiator.

Bedroom Two



Bedroom Three 8'0" x 12'1" (2.463 x 3.693)



You have a set of double glazed windows to the rear. Radiator.

Bedroom Three



External

Aerial Aspect

Aerial Aspect



Aerial Aspect



Front

You have driveway parking for two vehicles leading to the garage.

Rear

You have a patio seating area leading to an artificial lawned garden. Gate to the driveway. Door to the garage.

Rear Garden



Rear Garden



Garage 20'3" x 10'2" (6.175 x 3.119)

With a 'up and over' door. Power and light.

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

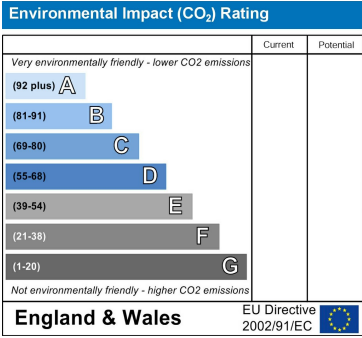
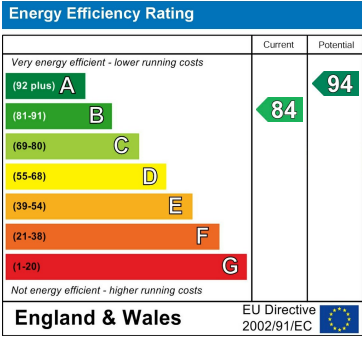


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Plan produced using Planity.

Area Map



Energy Efficiency Graph



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