



## 3 Whitestone Lane, Newton, Swansea, City & County Of Swansea, SA3 4UH

**£450,000**

Nestled in the highly desirable area of Newton, this character-filled three-bedroom semi-detached home offers the perfect blend of charm, space, and practicality. Boasting a spacious floor area of 1,450 sq. ft. and a plot size of 0.05 acres, this property is ideal for families seeking a home within the catchment area of the highly regarded Bishopston Comprehensive School.

Upon entering, you are welcomed into a bright and airy hallway, leading to a cloakroom, a versatile study, and a beautifully presented lounge—perfect for relaxing in comfort. The heart of the home is the kitchen, seamlessly flowing into a stylish seating area and dining room, creating a wonderful space for entertaining and everyday living.

Upstairs, you will find three well-proportioned bedrooms and a contemporary family bathroom, all thoughtfully designed to offer a warm and inviting atmosphere.



### Entrance

Via a PVC door into the hall.

### Hall

With a door to the study. Door to the cloakroom. Opening into the hallway. Door to the kitchen. Door to the lounge. Stairs to the first floor. Radiator.

### Study 10'11" x 7'7" (3.349 x 2.313 )

You have a double glazed bay window to the front. Radiator.

### Cloakroom 5'7" x 2'9" (1.704 x 0.842 )

You have a low-level WC. Wash hand basin. Tiled floor. Tiled walls. Extractor fan.

### Lounge 14'3" x 15'9" (4.361 x 4.819 )



You have a double glazed window to the side. Double glazed bay window to the front. Two radiators. Feature fireplace (chimney is blocked off above an electric fire, working chimney though)

### Lounge



### Lounge



### Kitchen 16'3" x 8'1" (4.963 x 2.488 )



You have an opening to the seating area. Opening to the dining room. Double glazed window to the rear. Tiled floor. The kitchen itself is fitted with a range of base and wall units. Running wood block work surface incorporating a one and a half bowl ceramic sink. Integral dishwasher. Integral four ring hob with integral oven and grill. Extractor fan. Integral fridge. Integral freezer. Integral washing machine.

### Kitchen



### Sitting Area 10'0" x 6'11" (3.057 x 2.111)



You have a double glazed window to the rear. Radiator. Tiled floor.

### Sitting Area





### Dining Room 9'5" x 9'1" (2.880 x 2.787 )



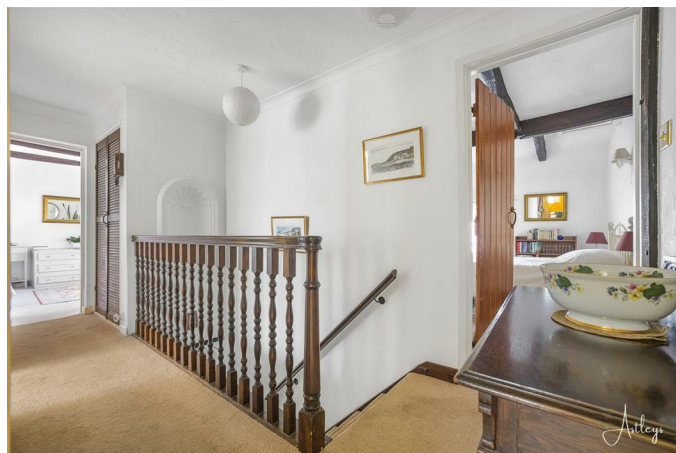
You have a set of Velux roof windows. Spotlights. Double glazed windows to the rear. Radiator. Double glazed PVC door to the rear.

### Dining Room



### First Floor

### Landing



You have a set of doors to the airing cupboard. Doors to bedrooms. Door to bathroom.

### Bathroom 9'10" x 7'1" (3.014 x 2.160 )



You have a frosted double glazed window to the rear. Bathroom suite comprising; bathtub with shower over. WC. Wash hand basin. Radiator. Tiled walls.

### Bathroom

### Bedroom One 11'9" x 17'1" (3.593 x 5.208 )



You have a set of double glazed windows to the rear. Double glazed bay window to the front. Two radiators. Doors to built-in wardrobes.

### Bedroom One



### Bedroom One

### Bedroom Two 15'2" x 14'1" (4.638 x 4.318 )



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

### Bedroom Two

### Bedroom Two





### Bedroom Three 9'9" x 8'1" (2.975 x 2.468 )



You have a double glazed window to the rear. Radiator and doors to built-in wardrobe.

### Bedroom Three

### External

### Another Aspect



### Aerial Aspect



### Aerial Aspect



### Front

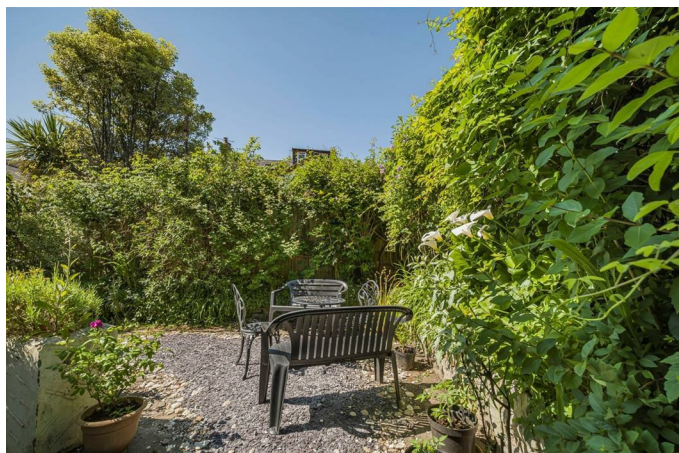
You have private driveway parking for two vehicles with side access to the rear garden and a double glazed lean-to greenhouse to the side.

### Rear

You have a raised seating area. Door to a storage area. The garden is bordered by fencing.



Rear Garden



Rear Garden



Rear Garden



Rear Garden



Rear Garden



Rear Garden



#### **Utility Room 6'8" x 11'4" (2.042 x 3.471 )**

Wash hand basin. Power and light. Space for tumble dryer. Wall mounted Worcester combination boiler.

#### **Services**

Mains electric. Mains sewerage. Mains water. Mains Gas. Broadband type - full fibre. Mobile phone coverage available with O2 & Vodafone.

#### **Council Tax Band**

Council Tax Band - E

#### **Tenure**

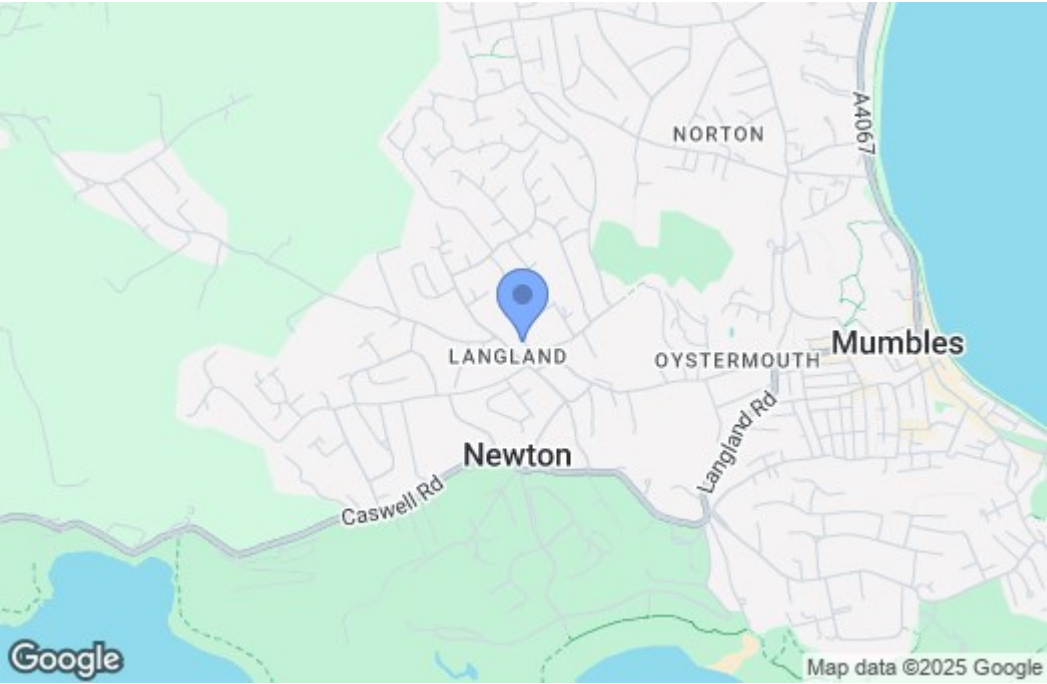
Freehold.



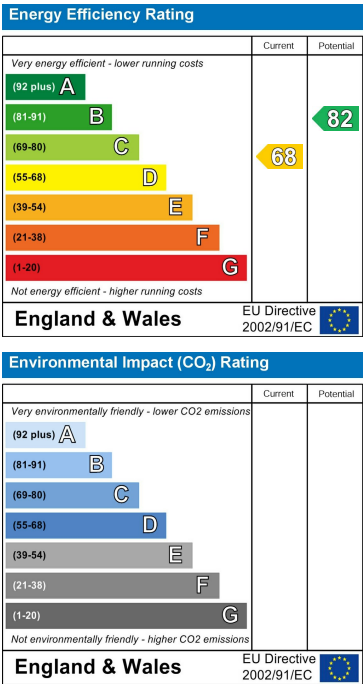
Floor Plan



Area Map



Energy Efficiency Graph



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