

3 Whitestone Lane,  
Newton, Swansea,  
SA3 4UH





# 3 Whitestone Lane, Newton, Swansea, SA3 4UH

£425,000



Located in the highly desirable area of Newton, this characterful home offers a lifestyle that combines coastal beauty with everyday convenience. Families benefit from being within the catchment of Bishopston Comprehensive and Newton Primary School, while the beaches of Langland and Caswell Bay are only a short distance away for swimming, surfing and scenic walks.

The property provides 1,450 sq.ft. of versatile accommodation, including a welcoming lounge, a bright kitchen flowing into an open-plan sitting room a dining room, a useful study, cloakroom, and three well-proportioned bedrooms served by a contemporary family bathroom.

Externally, there is private driveway parking for two vehicles, side access, and an enclosed rear garden with a raised seating area for alfresco dining.

Nearby Mumbles village provides excellent amenities including Marks & Spencer Foodhall, independent boutiques, artisan cafés, wine bars and well-regarded restaurants. Outdoor enthusiasts will enjoy access to Gower's countryside, woodland walks, and golf at the nearby Langland Bay Golf Club.

With private gardens for outdoor dining, strong transport links into Swansea, and a welcoming community, this property represents an excellent opportunity to enjoy the best of Newton and the wider Gower Peninsula.





#### 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"

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

#### Cloakroom

5'7" x 2'9"

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

#### Lounge

14'3" x 15'9"

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"

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"

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

#### Sitting Area

#### Dining Room

9'5" x 9'1"

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"

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"

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"

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"

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

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#### Rear Garden

#### Utility Room

6'8" x 11'4"

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

#### Services

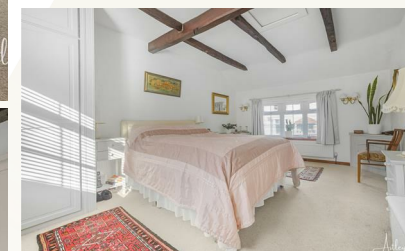
Mains electric. Mains sewerage. Mains water. Mains Gas. Broadband type - full fibre. Mobile phone coverage available with O2 & Vodafone.

#### Council Tax Band

Council Tax Band - E

#### Tenure

Freehold.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Total area: approx. 134.8 sq. metres (1450.7 sq. feet)

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Plan produced using PlanIt.