

168 Newton Road, Newton, Swansea, City & County Of Swansea, SA3 4UD

£275,000

A superb opportunity to purchase a two double bedroom home (with attic room) in the heart of the village of Newton, just a short distance from Mumbles and Langland Bay whilst also falling within the Bishopston Comprehensive School catchments area.

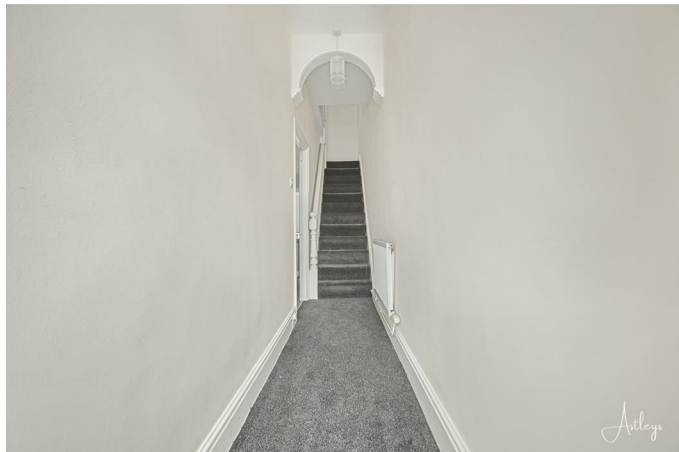
We feel this property is ideally placed for the hustle of Mumbles Village with all the local shops and amenities, as well as being ideally placed for Langland Bay and many of the beautiful beaches of Gower. The property also benefits from falling within the catchments area for Bishopston School. EER-D55

The accommodation comprises; hallway, lounge, dining room, and kitchen to the ground floor. On the first floor, you have a bathroom and two double bedrooms. Attic room. Externally to the rear, you have an enclosed courtyard garden.

Entrance

Via a double glazed PVC door into the hallway.

Hallway



With stairs to the first floor. Door to the dining room.

Lounge 11'0" x 10'11" (3.378 x 3.329)



With a double glazed window to the front.

Lounge



Dining Room 13'3" x 11'1" (4.053 x 3.395)



With a door to the kitchen. Door to understairs storage. Double glazed doors to the rear passage. Opening to the lounge. Radiator.

Kitchen 18'11" x 9'0" (5.766 x 2.753)



With a double glazed window to the side. Frosted double glazed PVC door to the rear passage. Double glazed window to the rear. Door to storage cupboard. Radiator. Spotlights. Tiled floor. The kitchen is fitted with a range of base and wall units, running worksurface incorporating a one and a half bowl sink and drainer unit. Space for fridge/freezer. Space for washing machine. Space for dishwasher. Four ring electric hob with oven and grill under. Extractor hood over.

Kitchen



Kitchen



Rear Passage

Double glazed French patio doors to the rear. Electric points.

External

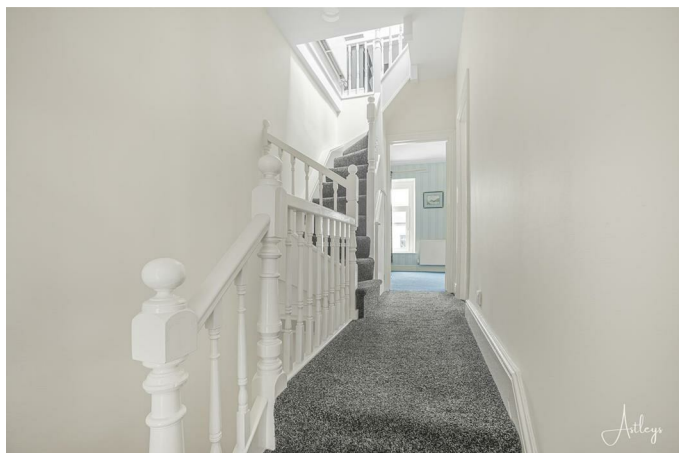
Rear



You have an enclosed rear courtyard garden.

First Floor

Landing



You have doors to the bathroom and two double bedrooms. Stairs to the attic room.

Bathroom 10'7" x 8'9" (3.231 x 2.685)



With a double glazed window to the side. Velux roof window to the side. Well-appointed suite comprising; corner shower cubicle. Bathtub. Low-level w/c. Wash hand basin. Heated towel rail. Tiled floor. Spotlights. Door to airing cupboard.

Bathroom



Bedroom One 14'3" x 10'11" (4.344 x 3.346)

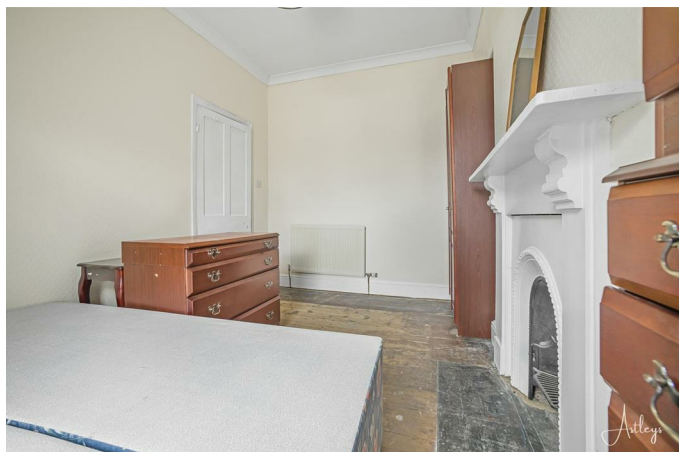


With two double glazed windows to the front. Radiator. Doors to built-in wardrobes.

Bedroom One



Bedroom Two 12'3" x 9'2" (3.749 x 2.813)



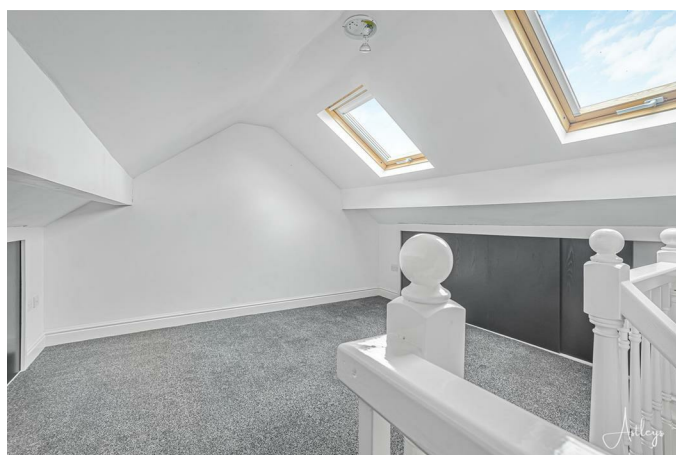
With a double glazed window to the rear. Radiator.

Attic Room 13'10" x 11'7" (4.227 x 3.556)



With two Velux roof windows to the rear. Radiator. Doors to eaves storage.

Attic Room



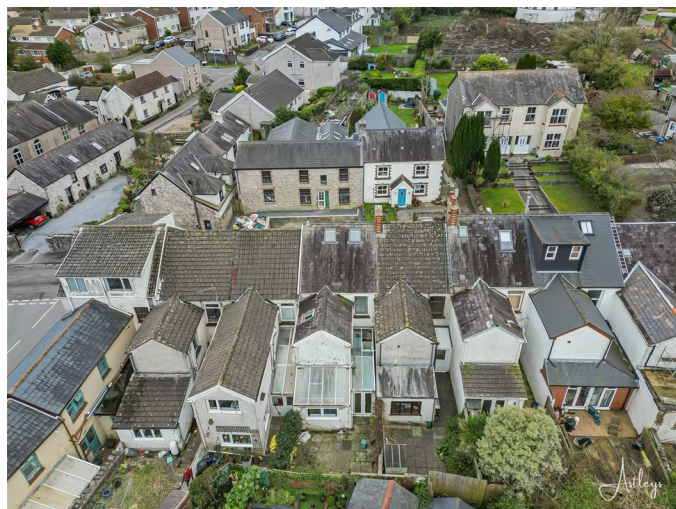
Aerial Aspect



Aerial Aspect



Aerial Aspect



Services

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

Council Tax Band

Council Tax Band - E

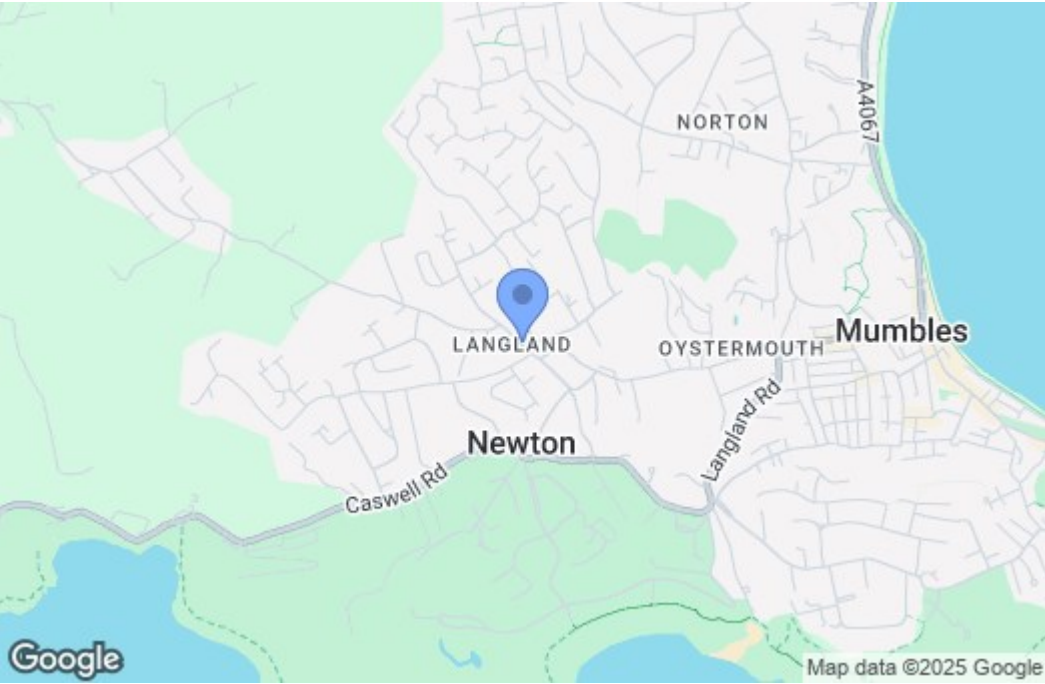
Tenure

Freehold.

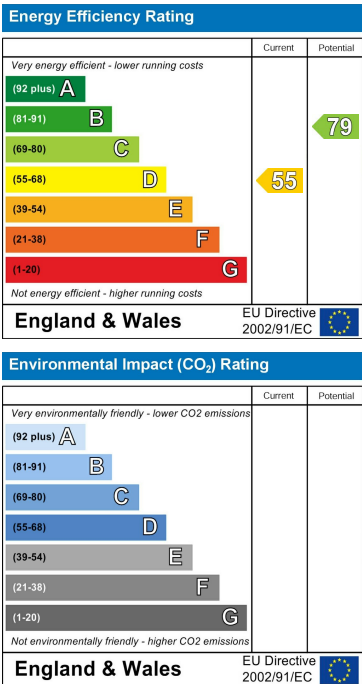
Floor Plan



Area Map



Energy Efficiency Graph



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