

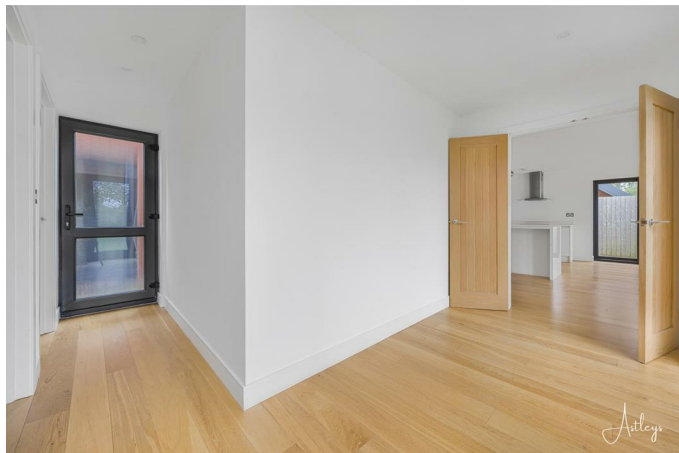
15 Melcorn Drive, Newton, Swansea, City & County Of Swansea, SA3 4UN

Offers Over £1,000,000

Located in the highly sought-after area of Melcorn Drive, Newton, this impressive four-bedroom detached property is set on a generous 0.28-acre plot. Offering a spacious floor area of 2,261 sq. ft, the property also provides fantastic potential to convert the attic space (subject to necessary planning and consent, if required). This home is beautifully presented throughout and is being sold with no onward chain.

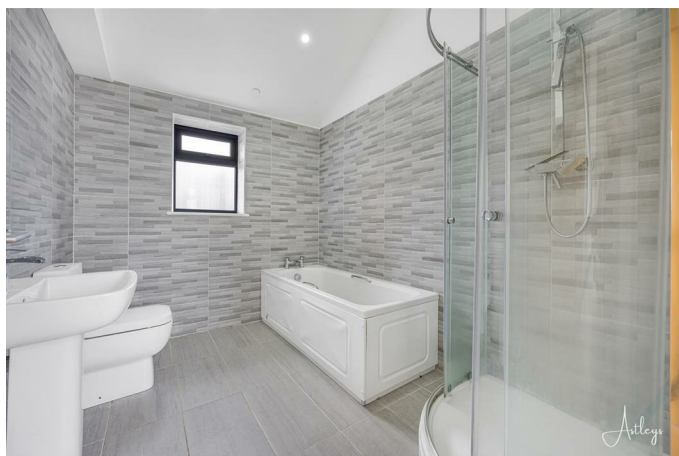
Within walking distance of the stunning Langland and Caswell Bay, the property provides an excellent balance of coastal living and modern convenience. The accommodation includes a cloakroom, family bathroom, and four well-proportioned bedrooms, with the main bedroom benefiting from an en-suite. The heart of the home is the open-plan kitchen and living area, featuring two sets of bi-fold doors that seamlessly connect the interior to the rear garden. A separate utility room adds to the practicality of the layout.

Entrance



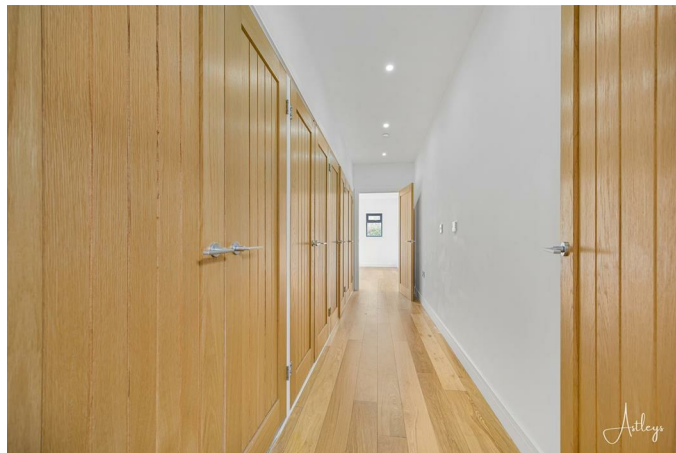
Via a composite door into the hallway. Stairs leading down to the lower ground floor. Set of double glazed patio doors to the rear. Double glazed window to the rear. Double glazed window to the side. Door to bathroom. Doors to bedrooms.

Bathroom 9'9" x 7'0" (2.991 x 2.152)



With a frosted double glazed window to the front. Bathroom suite comprising; bathtub. Corner shower cubicle. WC. Wash hand basin. Chrome heated towel rail. Spotlights. Extractor fan.

Inner Hall



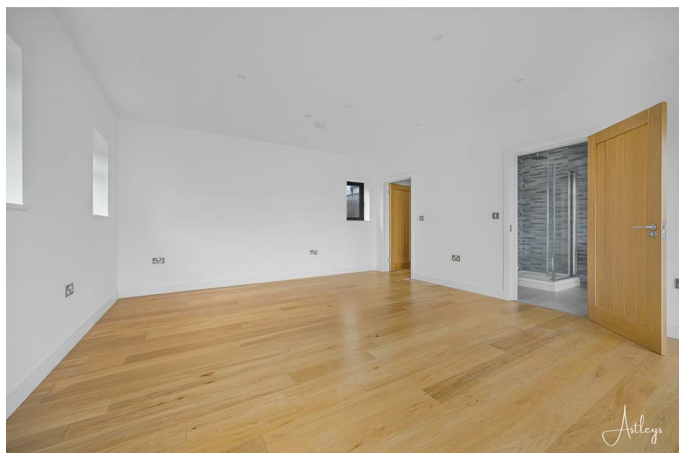
With doors to built in storage cupboards. Door to bedroom one.

Bedroom One 18'0" x 15'1" (5.509 x 4.616)

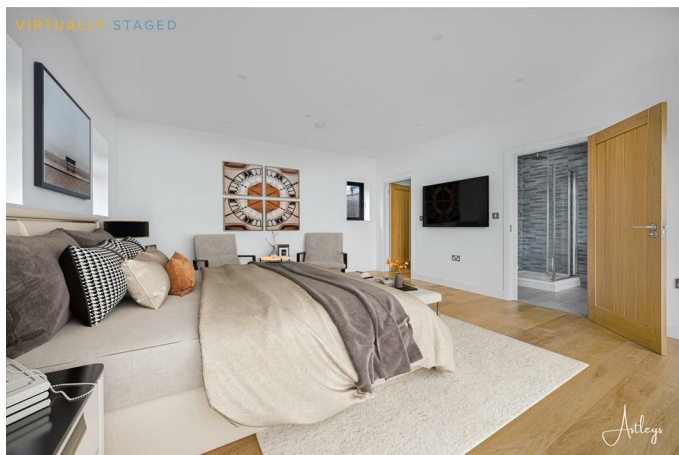


You have a set of double glazed windows to the side and to the rear. Set of bi-fold doors leading out to the rear garden. Spotlights. Door to en suite.

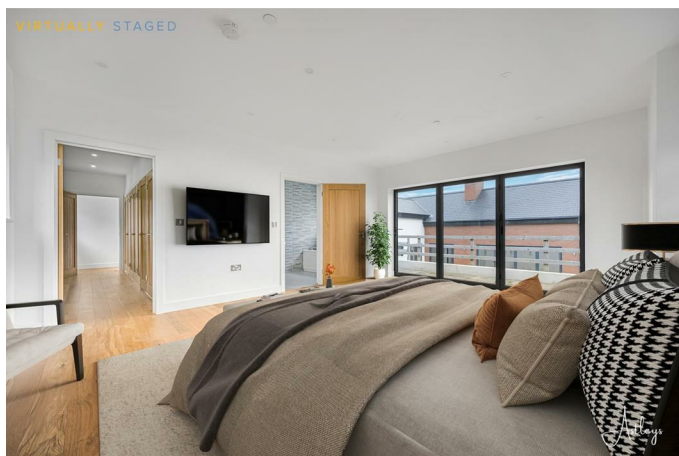
Bedroom One



Bedroom One



Bedroom One

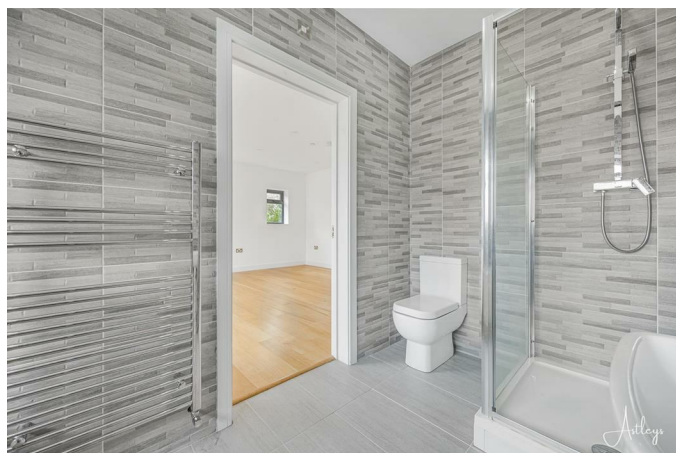


En-Suite 6'0" x 10'10" (1.832 x 3.327)



With a frosted double glazed window to the rear. En suite comprising; bathtub. Corner shower cubicle. WC. Wash hand basin. Tiled floor. Tiled walls. Spotlights. Extractor fan. Chrome heated towel rail.

En-Suite



Bedroom Two 11'4" x 10'6" (3.469 x 3.220)



You have double glazed patio doors to the rear garden. Spotlights.

Bedroom Two



Bedroom Three 13'1" x 8'9" (3.988 x 2.679)



With a double glazed window to the front. Spotlights.

Bedroom Three



Bedroom Four 12'9" x 8'9" (3.911 x 2.674)



With a double glazed window to the front. Spotlights.

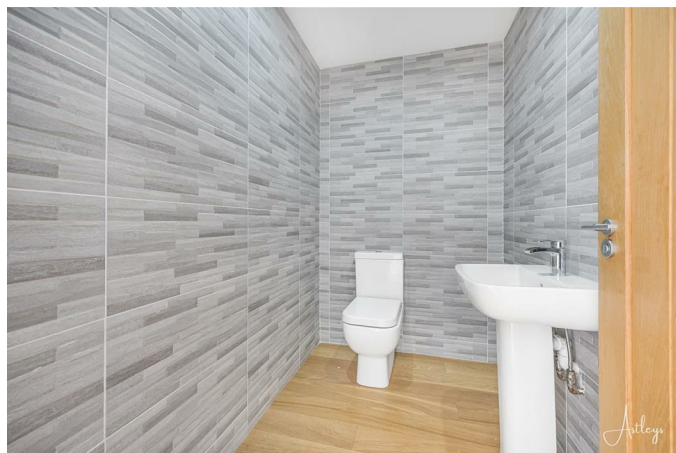
Bedroom Four



Lower Ground Floor

You have a set of double glazed windows to the rear. Set of double glazed patio doors to the rear. Set of doors to the open plan kitchen living area. PVC door to the front. Door to boiler cupboard. Door to cloakroom.

Cloakroom 6'8" x 4'6" (2.054 x 1.396)



WC. Wash hand basin. Tiled walls. Extractor fan. Spotlights.

Kitchen Living Area 42'11" x 17'6" (13.089 x 5.354)

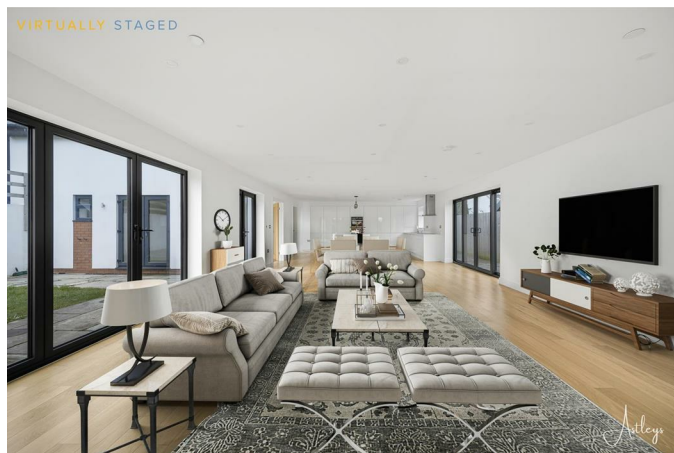


You have a set of double glazed patio doors leading out to the rear garden. Set of double glazed windows leading out to the rear garden and two sets of bifold doors leading out to the rear garden. Double glazed window to the side. Door to utility room. The kitchen area, you have a well-appointed kitchen 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. Four ring induction hob with extractor hood over. Integral dishwasher. Integral fridge. Integral freezer. Integral oven and grill. Central breakfast island.

Kitchen Living Area



Kitchen Living Area



Kitchen Living Area



Kitchen Living Area



Kitchen Living Area



Utility Room 6'11" x 8'6" (2.132 x 2.604)

With a frosted double glazed PVC door to the front. Running work surface fitted with a range of base and wall units. Plumbing for washing machine. Space for tumble dryer. Spotlights. Extractor fan.

External

Aerial Aspect



Another Aspect



Front

You have private graveled driveway offering parking for numerous vehicles. Detached outbuilding.

Rear

You have a raised patio seating area with ample room for tables and chairs, which in turn leads down to a lawned garden. Rear garden is bordered by fencing and hedging and is home to a variety of flowers, trees and shrubs.

Rear Garden



Rear Garden



Rear Garden



Rear Garden



Rear Garden



Rear Garden



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 - I

Tenure

Freehold.

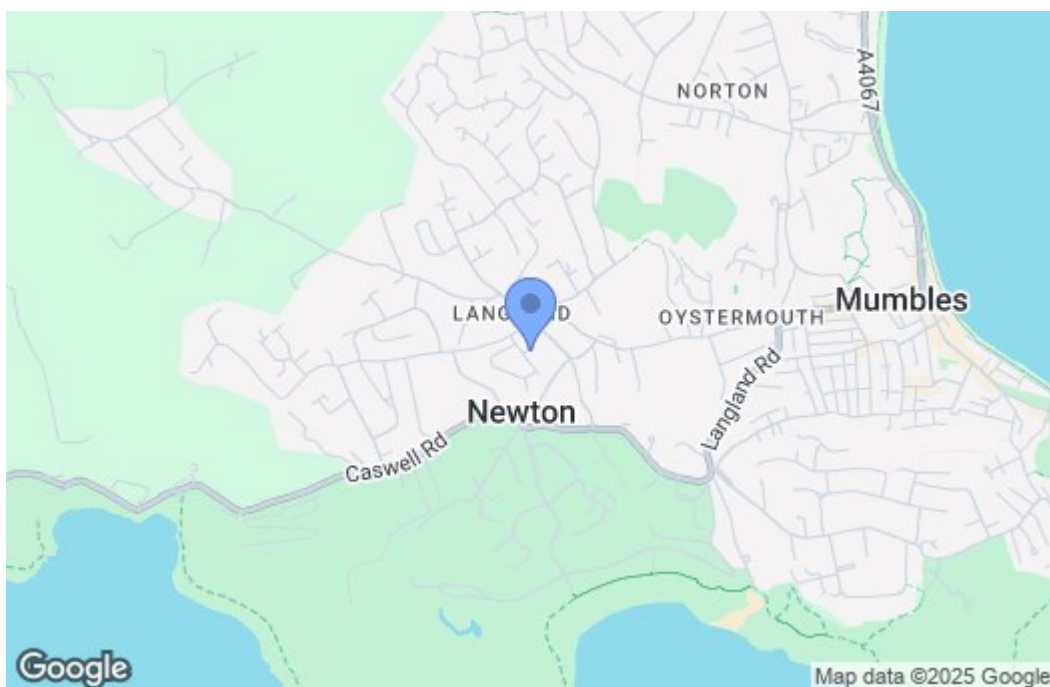
Rear Garden



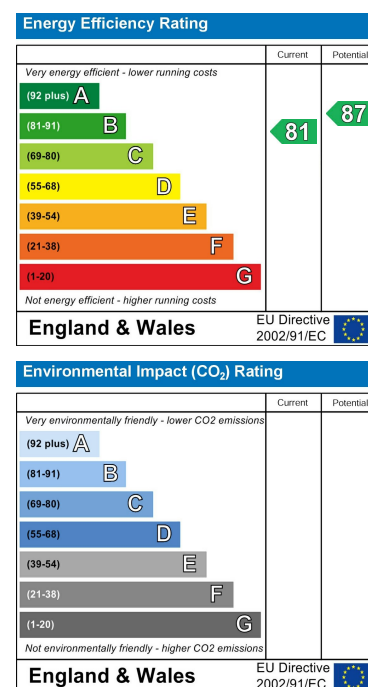
Floor Plan



Area Map



Energy Efficiency Graph



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