



## 39 The Orchard, Newton, Swansea, City & County Of Swansea, SA3 4UQ

**Offers Over £275,000**

A fantastic opportunity to acquire a three-bedroom semi-detached home in the sought-after location of The Orchard, Newton. This property requires updating throughout, making it an ideal project for those looking to put their own stamp on a home. Offering great potential, it is sold with no onward chain, ensuring a straightforward purchase process.

With a floor area of approximately 997 square feet, the accommodation provides generous living space. Externally, the property benefits from a driveway with parking for two to three vehicles, leading to a garage. The plot extends to 0.08 acres, offering outdoor space with plenty of scope for enhancement.

This is a superb chance to create a fantastic home in a desirable area, perfect for buyers looking for a property with potential.



### Entrance

Via a frosted glazed hardwood door into the hallway.

### Hallway



Stairs to the first floor. Door to understairs storage. Door to the lounge. Door to the kitchen. Radiator.

### Lounge 14'7" x 12'7" (4.468 x 3.853 )



You have a set of double glazed windows to the front and a feature fireplace. Frosted glazed hardwood doors into the dining room.

### Lounge



### Dining Room 10'6" x 9'7" (3.220 x 2.935 )

With a set of double glazed windows to the rear and a radiator. Door to the kitchen.

### Dining Room



### Kitchen 10'6" x 8'0" (3.223 x 2.442 )



You have a set of double glazed windows to the rear. Frosted double glazed PVC door to the rear. Kitchen is fitted with a stainless steel sink. Space for cooker. Space for fridge freezer. Plumbing for washing machine.

#### Kitchen



#### First Floor

### Landing



You have a frosted double glazed window to the side. Loft access. Doors to built-in storage cupboards. Door to WC. Door to shower room. Doors to bedrooms.

### WC 5'7" x 2'10" (1.715 x 0.886)

With a frosted double glazed window to the rear. WC.

### Shower Room 5'5" x 5'3" (1.676 x 1.616 )

With a set of frosted double glazed windows to the rear. Suite comprising; corner shower cubicle. Wash hand basin. Radiator. Tile floor. Tile walls.

### Bedroom One 14'3" x 9'6" (4.368 x 2.902 )



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



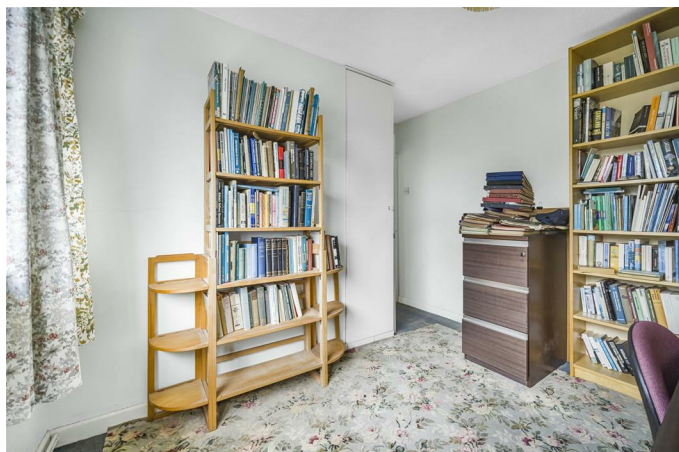
### Bedroom One



### Bedroom Two



### Bedroom Two 10'8" x 11'9" (3.258 x 3.599 )



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

### Bedroom Three 7'2" x 8'0" (2.205 x 2.457 )



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

### External

#### Front

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

#### Garage 22'4" x 8'3" (6.825 x 2.532 )

With an 'up and over' door. Power and light. Side access to the rear.

#### Rear

You have a lawned garden bordered by fencing.

### Rear Garden



### Services

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

### Council Tax Band

Council Tax Band - E

### Tenure

Freehold.

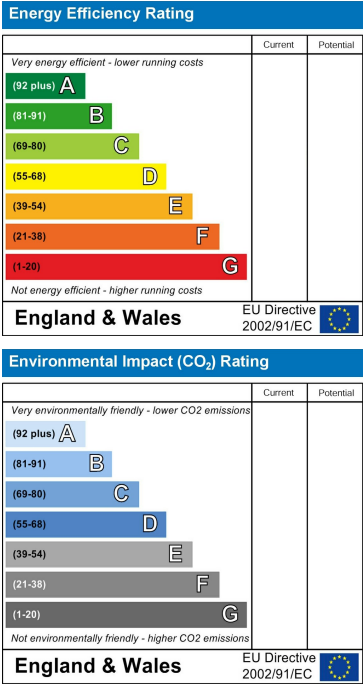
Floor Plan



Area Map



Energy Efficiency Graph



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