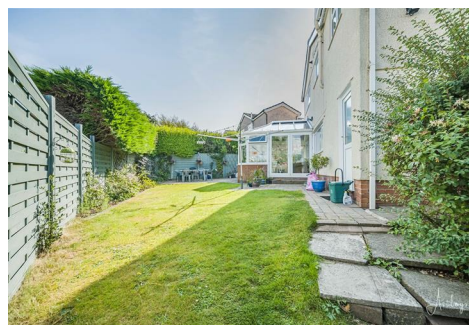




1 Millands Close, Newton, Swansea, SA3 4SE

£550,000

Situated in the ever-popular area of Newton, this detached family home offers a superb balance of space, convenience, and coastal lifestyle. Just a short distance from the beaches of Langland and Caswell and the vibrant village of Mumbles, it also lies within the catchment of Bishopston Comprehensive, making it a sought-after choice for families.

The property occupies a generous plot and provides versatile accommodation, including a spacious lounge/dining room opening into the conservatory, a well-appointed kitchen with utility room, and a welcoming hallway with cloakroom. Upstairs, four bedrooms and a family bathroom provide ample space for family living and guests alike.

Externally, there is driveway parking for two vehicles, a garage, and established gardens to the front and rear, offering both privacy and potential to create a fantastic outdoor entertaining space.

This home represents an excellent opportunity to secure a property in one of Newton's most desirable cul-de-sac settings, combining everyday practicality with access to Gower's renowned coastline.

Entrance

Via composite door into the porch.

Porch

A tiled porch with a window to the front and a frosted window into the property with a wooden door into the hallway.

Hallway



With a door to the WC. Door to the lounge/dining room. Door to the kitchen and stairs to the first floor.

W/C 3'11" x 5'8" (1.21 x 1.75)

With a frosted double glazed window to the front. WC. Wash hand basin. Tiled floor.

Kitchen 17'7" x 10'9" (5.37 x 3.30)



With both wall cabinets and under counter cabinets. Double glazed window to the rear. Vinyl coated

countertops that run almost full length of the kitchen. Space for a five burner range cooker. Space for a wine fridge and you have a frosted PVC door that goes to the rear of the property. Tiled floor. Radiator.

Kitchen



Utility Room 6'5" x 7'10" (1.97 x 2.39)



You have vinyl lined countertop. Space for a dishwasher. Space for washing machine. Space for tumble dryer. Space for fridge/freezer. Tiled flooring.

Lounge/Dining Room 11'10" x 24'9" (3.63 x 7.56)



With a double glazed window to the front. Radiator. Feature fireplace. Double glazed French sliding doors to the conservatory.

Lounge/Dining Room



Lounge/Dining Room



Conservatory 11'9" x 11'9" (3.60 x 3.59)



With double glazed throughout and double glazed French doors to the rear. Tiled flooring.

Conservatory



First Floor

Landing



With doors to bedrooms. Door to the bathroom.

Bathroom 5'10" x 6'8" (1.80 x 2.05)



You have a frosted double glazed window to the rear. Large walk-in shower. WC. Wash hand basin and an integrated storage cupboard which houses the boiler.

Bedroom One 13'6" x 13'6" (4.13 x 4.14)

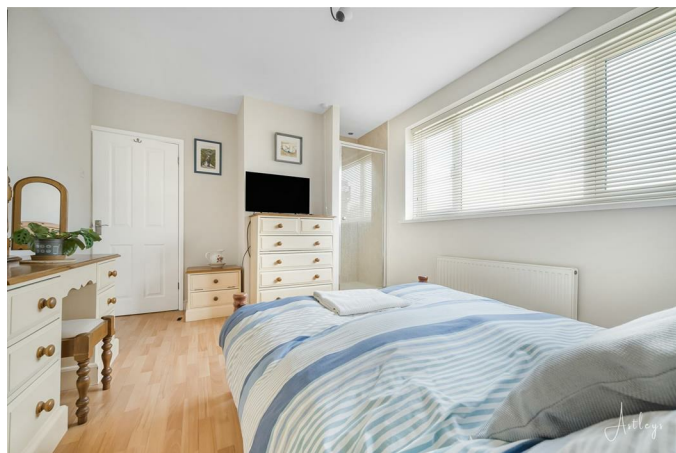


With a double glazed window to the front. Radiator. Door to built in cupboard.

Bedroom One



Bedroom Two



Bedroom Two 10'10" x 13'6" (3.31 x 4.14)



With a double glazed window to the rear. Radiator. Corner shower cubicle.

Bedroom Three 17'5" x 8'4" (5.31 x 2.55)



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

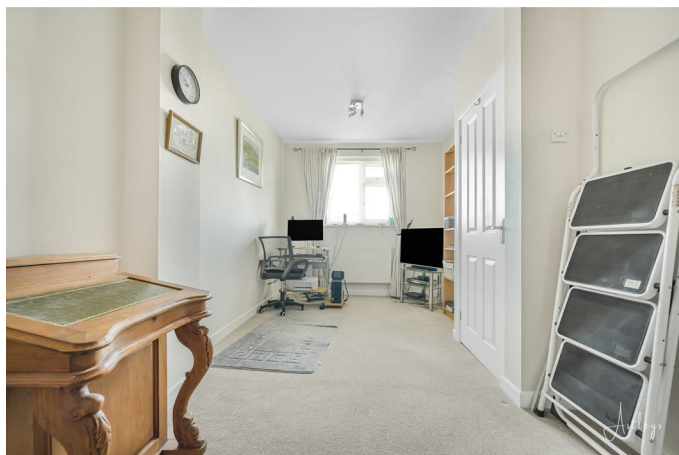
Bedroom Three



Bedroom Four



Bedroom Four 7'10" x 16'0" (2.39 x 4.90)



With a double glazed window to the rear and a radiator.

External

Another Aspect



Aerial Aspect



Aerial Aspect



Aerial Aspect



Aerial Aspect



Front



You have a paved parking area to the front of the property for two vehicles leading to the garage. Well-established shrubs and small trees bordering the property with a small lawned area.

Rear



The rear garden is home to a paved patio area. Fencing that surrounds the property with a small grassed area and a selection of shrubs and plants.

Rear



Services

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

Council Tax Band

Council Tax Band - F

Tenure

Freehold.

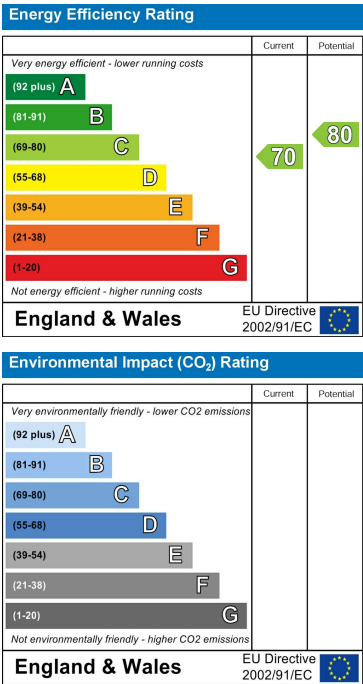
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.