

## 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 )

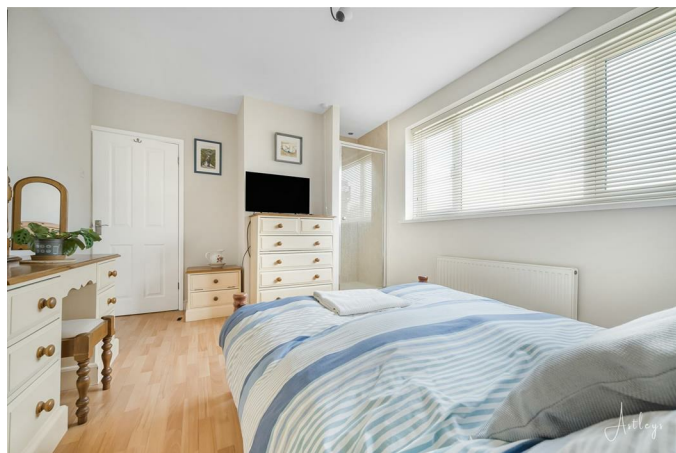


With a double glazed window to the front. Radiator. Door to built in cupboard.

### 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.

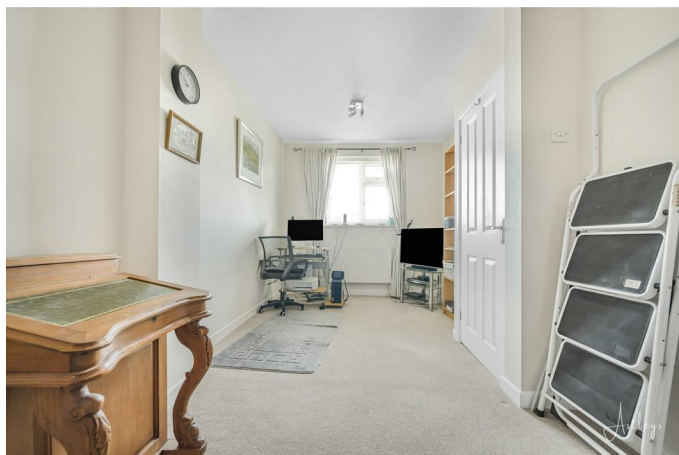
**Bedroom Three**



**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

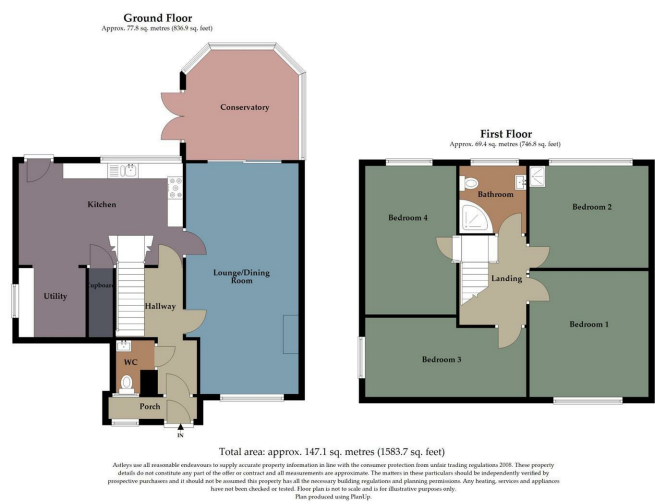
Council Tax Band - F

### Tenure

Freehold.



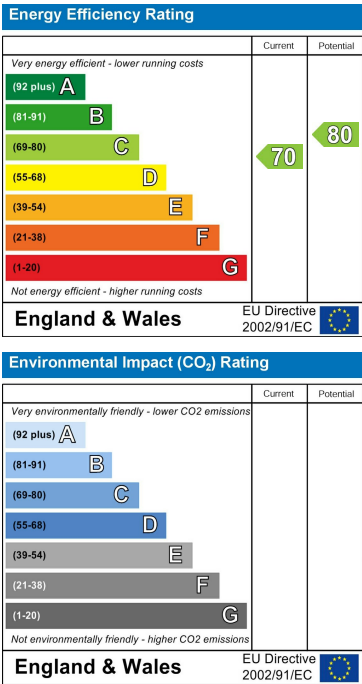
Floor Plan



Area Map



Energy Efficiency Graph



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