



## 6 Newton Villas, Newton, Swansea, City & County Of Swansea, SA3 4SS

**Offers Over £725,000**

Enjoying an elevated position on a private road with panoramic views across Swansea Bay and a delightful outlook over Underhill Park, this beautifully presented five-bedroom home offers the perfect balance of style, comfort, and convenience. Its setting combines coastal scenery, green space, and excellent access to the heart of Mumbles village, where you'll find Marks & Spencer, independent boutiques, popular coffee shops, and an array of restaurants all just a short, mainly flat walk away. The promenade, pier, and beaches of Langland and Caswell are also within easy reach, making this a truly outstanding family home.

The accommodation includes a spacious hallway, a well-appointed lounge, an inviting sitting room, a modern kitchen, study and shower room on the ground floor. Upstairs, five bedrooms are served by a tastefully designed family bathroom.

### Entrance

Via a wooden door into the hallway.

### Hallway



With a door to the lounge. Door to the sitting room. Door to the kitchen. Door to the downstairs WC and shower and Door to the study. Laminate style wood flooring.

### Shower Room/WC 8'1" x 2'10" (2.47 x 0.87)

Comprises of a frosted double glazed window. Two frosted double glazed windows to the rear. Shower. Wash hand basin. WC.

### Lounge 11'8" x 11'7" (3.58 x 3.54)



With a large double glazed bay window to the front. Wood flooring. Radiator. Sea views of Swansea Bay and Underhill Park.

### Lounge



### Sitting Room 12'3" x 11'7" (3.75 x 3.55)



With a set of double glazed French bi-fold doors to the front patio. Radiator. Wood laminate flooring. Views of Swansea Bay.

### Sitting Room



### Study 8'6" x 7'10" (2.60 x 2.40 )



With a double glazed window to the side. Radiator. Laminate wood flooring.

### Kitchen 9'1" x 16'11" (2.79 x 5.16)



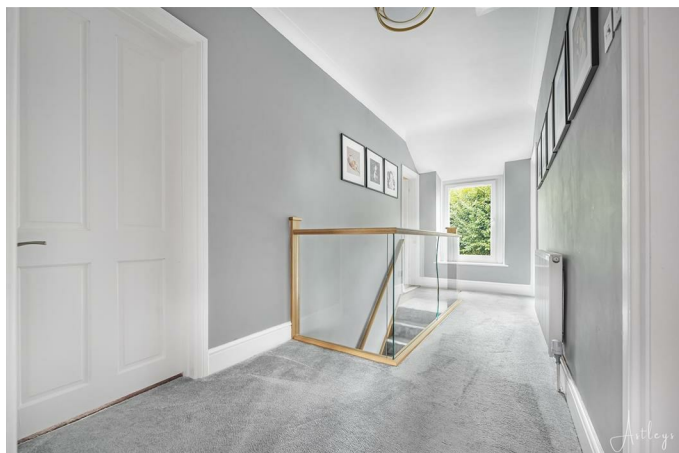
Well appointed kitchen comprising; base and wall units. Integrated fridge freezer. Integrated wall mounted cooker and grill. Electric hob. Wash basin. Double glazed PVC door to the rear.

### Kitchen



### First Floor

## Landing



With doors to bedrooms. Door to the bathroom.

**Bathroom 5'11" x 9'3" (1.81 x 2.84 )**



With a frosted double glazed window to the rear. Suite comprising; bath. Separate shower cubicle. Wash hand basin. WC. Radiator.

## Bathroom



**Bedroom One 12'4" x 11'8" (3.77 x 3.58 )**



You have two double glazed windows to the front with views of Underhill Park and sea views of Swansea Bay. Radiator.

## Views



## Views



## Bedroom One

**Bedroom Two 11'6" x 11'8" (3.53 x 3.57 )**



## Bedroom Two



You have two double glazed windows to the front with views of Underhill Park and sea views of Swansea Bay. Radiator.

### Bedroom Three 8'11" x 9'4" (2.74 x 2.87 )



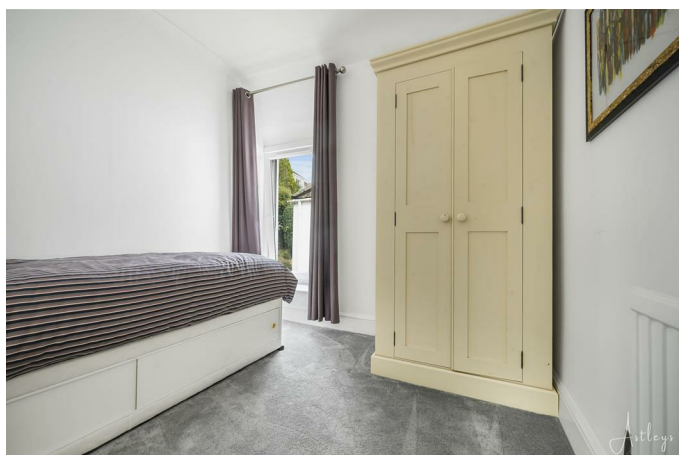
You have a double glazed window to the side. Radiator.

### Bedroom Three

### Bedroom Four 8'10" x 7'9" (2.70 x 2.37 )

You have double glazed windows to the side. Radiator.

### Bedroom Four



### Bedroom Five 8'9" x 6'10" (2.67 x 2.10)

You have a double glazed window to the rear. Radiator.

### Bedroom Five



### External

### Another Aspect



**Aerial Aspect**



**Aerial Aspect**



**Aerial Aspect**

**Aerial Aspect**

**Front**



You access the property via paved stone stairs surrounded by shrubs, pots and plants. Stairs to a paved patio area with safety glass surround which gives you sea views of Swansea Bay. Side access to the rear garden. The property benefits from parking to the front. There is a right of way for neighbours to access their property.

**Front**



Front



Views

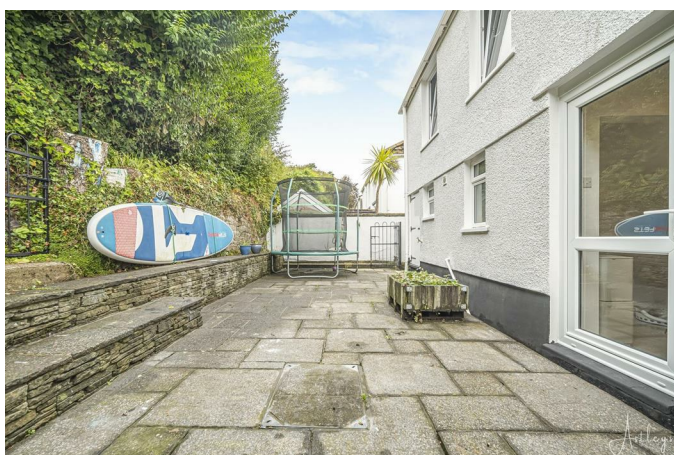


Rear



Paved courtyard garden home to trees and shrubs.

Rear



Rear



### **Services**

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

### **Council Tax Band**

Council Tax Band - G

### **Tenure**

Freehold.

### **Agents Note**

Property benefits from having planning permission for a ground floor extension to the rear.

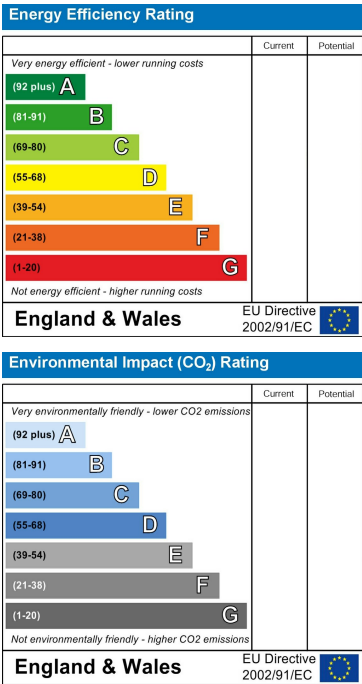
Floor Plan



Area Map



Energy Efficiency Graph



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