

21 Summerland Lane,
Newton, Swansea,
SA3 4UJ



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£475,000

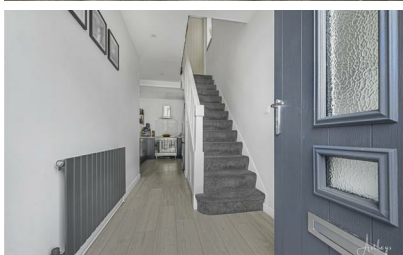


Situated in the sought-after area of Newton, this beautifully renovated detached family home enjoys an enviable position within walking distance of Mumbles, Underhill Park and the sandy shores of Langland & Caswell Bay. Families will also appreciate access to well-regarded local schools including Newton Primary School & Bishopston Comprehensive School, while nearby coastal walks, cafés, and everyday amenities further enhance the homes appeal.

The property offers well-balanced living space across two floors, including a modern kitchen, a spacious lounge, and a dining area ideal for family gatherings. A separate sitting room and dedicated office provide versatility, supported by a practical utility room. Upstairs, three comfortable bedrooms are served by a family bathroom.

Externally, there is off-road parking and a garage, with side access to the rear garden. Designed for ease of maintenance, the outdoor space includes a patio seating area perfect for entertaining or relaxing, with secure boundaries and an additional rear access point.

This home represents an excellent opportunity to secure a family property in Newton, combining generous accommodation with a superb coastal lifestyle.



Entrance

Via a composite door into the hallway.

Hallway

With stairs to the first floor. Radiator. Opening to the kitchen.

Kitchen

11'11" x 18'5"

A well appointed kitchen with a double glazed window to the side. Central breakfast island. Running marble work surface incorporating a ceramic sink with mixer tap over. Integral dishwasher. Space for cooker. Space for American style fridge/freezer. Spotlights. Opening to the dining room. Opening to the lounge.

Kitchen

Kitchen

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Lounge

10'7" x 11'11"

You have a double glazed bay window to the front. Radiator.

Lounge

Dining Area

You have a sliding door to the office space. Door to the sitting room. Set of double glazed French doors to the rear garden. Radiator.

Dining Area

Sitting Room

8'7" x 10'3"

With a double glazed window to the rear. Radiator.

Office

8'8" x 4'11"

You have a sliding door to the utility. Double glazed window to the rear. Radiator. Spotlights.

Utility Room

8'7" x 4'6"

You have a frosted double glazed window to the side. WC. Wash hand basin. Heated towel rail. Plumbing for washing machine. Space for tumble dryer. Spotlights.

First Floor

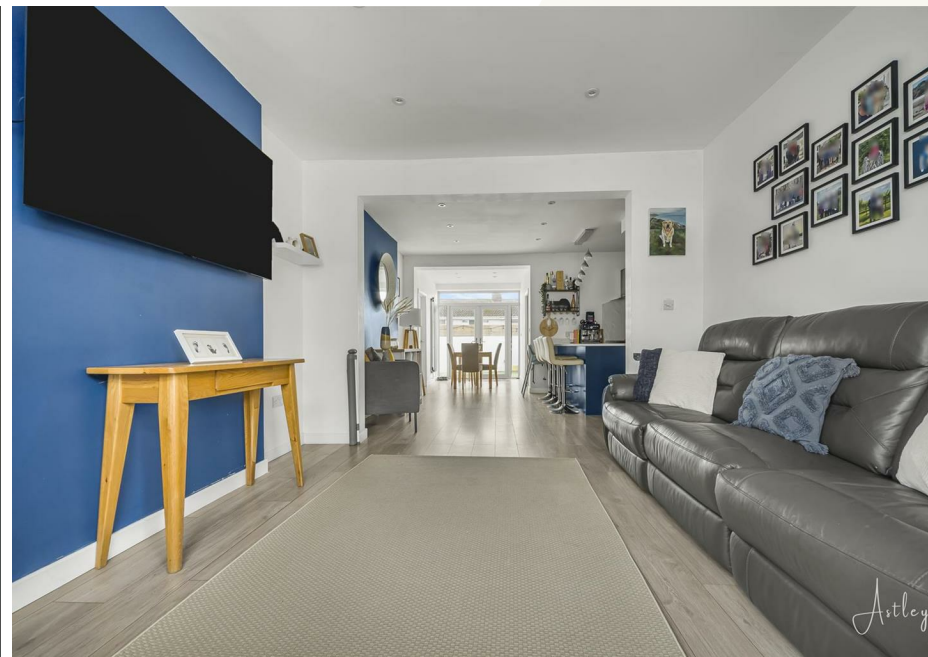
Landing

You have loft access. Double glazed window to the side. Door to the bathroom. Doors to bedrooms. Spotlights.

Bathroom

7'2" x 7'6"

You have a frosted double glazed window to the rear. Suite comprising; bathtub with shower over. WC. Wash hand basin. Heated towel rail. Spotlights. Tiled floor.



Bathroom

Bedroom One

11'6" x 11'6"

You have a double glazed bay window to the front. Radiator. Sliding doors to built-in wardrobes.

Bedroom One

Bedroom Two

11'1" x 12'5"

You have a double glazed window to the rear partial sea views. Radiator. Sliding doors to built-in wardrobes.

Bedroom Two

Bedroom Three

7'3" x 5'9"

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

Bedroom Three

External

Another Aspect

Aerial Aspect

Aerial Aspect

Aerial Aspect

Front

You have side access to the rear garden. Parking for one vehicle leading to the garage. Patio seating area.

Garage

23'8" x 10'9"

With power and light.

Rear

You have a low maintenance rear garden which comprises a patio seating area with ample room for tables and chairs. Gate to the rear. The rear garden is bordered by wall and fencing.

Rear

Rear

Services

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

Council Tax Band

Tenure





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Total area: approx. 113.2 sq. metres (1218.8 sq. feet)

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Plan produced using PlanIt.