

## 14 Millands Close, Newton, Swansea, City & County Of Swansea, SA3 4SE

**Offers Over £400,000**

This spacious four-bedroom detached family home is located in the highly sought-after area of Newton, offering the perfect blend of coastal living and convenience. Situated just a short distance from the stunning local beaches and the vibrant village of Mumbles, the property also falls within the catchment area for the well-regarded Bishopston Comprehensive School, making it an ideal choice for families.

Set on an impressive 0.08-acre plot, the home provides a generous floor area of 1,692 sq. ft. and is offered with no onward chain, ensuring a smooth and stress-free purchase.

The accommodation begins with a welcoming porch leading into a bright and airy hallway, where a convenient cloakroom is located. You have a lounge, dining room, kitchen and utility room on the ground floor.



### Entrance

Via a glazed hardwood door with glazed side panel into the porch.

### Porch



With a double glazed window to the side. Tiled floor. Frosted glazed door into the hallway.

### Hallway



With stairs to the first floor. Radiator. Door to the cloakroom. Door to the lounge. Door to the kitchen.

### Cloakroom 6'3" x 2'10" (1.912 x 0.883 )

You have a frosted glazed window to the front. WC. Wash hand basin.

### Lounge 17'1" x 13'1" (5.222 x 3.991 )



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

### Lounge



### Kitchen 10'8" x 16'5" (3.273 x 5.019 )



You have a set of double glazed windows to the rear. Frosted double glazed PVC door to the side. Opening to the utility room. Door to the dining room. Radiator. Tiled floor. The kitchen itself is well appointed and fitted with a range of base and wall units. Running work surface incorporating a one and a half bowl stainless steel sink and drainer unit. Integral dishwasher, Integral fridge freezer. Four ring gas hob with oven and grill under. Extractor hood over.

#### Kitchen



### Dining Room 10'5" x 13'1" (3.185 x 3.988 )



You have a sliding door to the rear garden. Radiator.

#### Dining Room

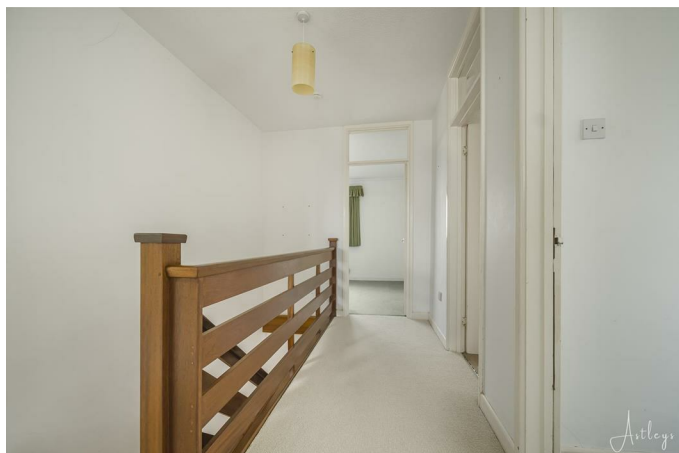


### Utility Room 6'7" x 8'11" (2.025 x 2.730 )

With running work surface incorporating a sink and drainer unit. Tiled floor. Plumbing for washing machine. Space for tumble dryer.

#### First Floor

### Landing



You have loft access. Door to bathroom. Doors to bedrooms.

### Bathroom 5'6" x 7'6" (1.686 x 2.309 )



With a frosted double glazed window to the rear. Suite comprising; bathtub with shower over. WC. Wash hand basin. Radiator.

### Bedroom One 17'8" x 13'0" (5.405 x 3.968 )



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

### Bedroom One





### Bedroom Two 10'9" x 12'10" (3.291 x 3.937 )



You have a double glazed window to the rear and a radiator.

### Bedroom Two



### Bedroom Three 9'9" x 16'7" (2.984 x 5.057 )



You have a set of double glazed windows to the front. Radiator. Door to en suite.

### Bedroom Three



#### En-Suite 3'10" x 9'1" (1.193 x 2.794)



With a frosted double glazed window to the side. Suite comprising; corner shower cubicle. WC. Wash hand basin. Radiator.

#### Bedroom Four 13'5" x 8'11" (4.114 x 2.739)



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

#### Bedroom Four



#### External

##### Front

You have private parking for two vehicles leading to the garage. Lawned area. Side access to the rear.

##### Another Aspect





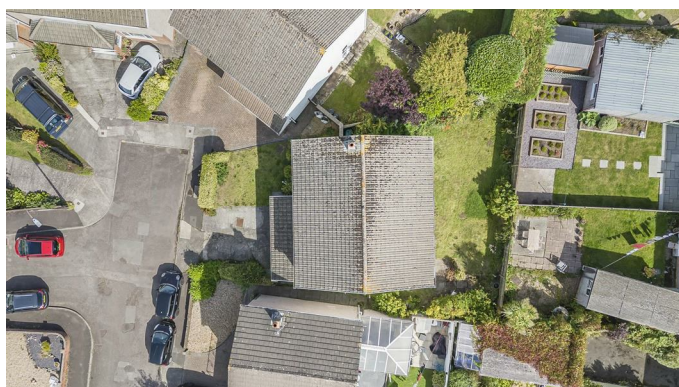
**Aerial Aspect**



**Aerial Aspect**



**Aerial Aspect**



**Rear**



**Aerial Aspect**



You have a patio area which in turn leads to a lawned garden. The rear garden is home to a variety of flowers and shrubs.

**Services**

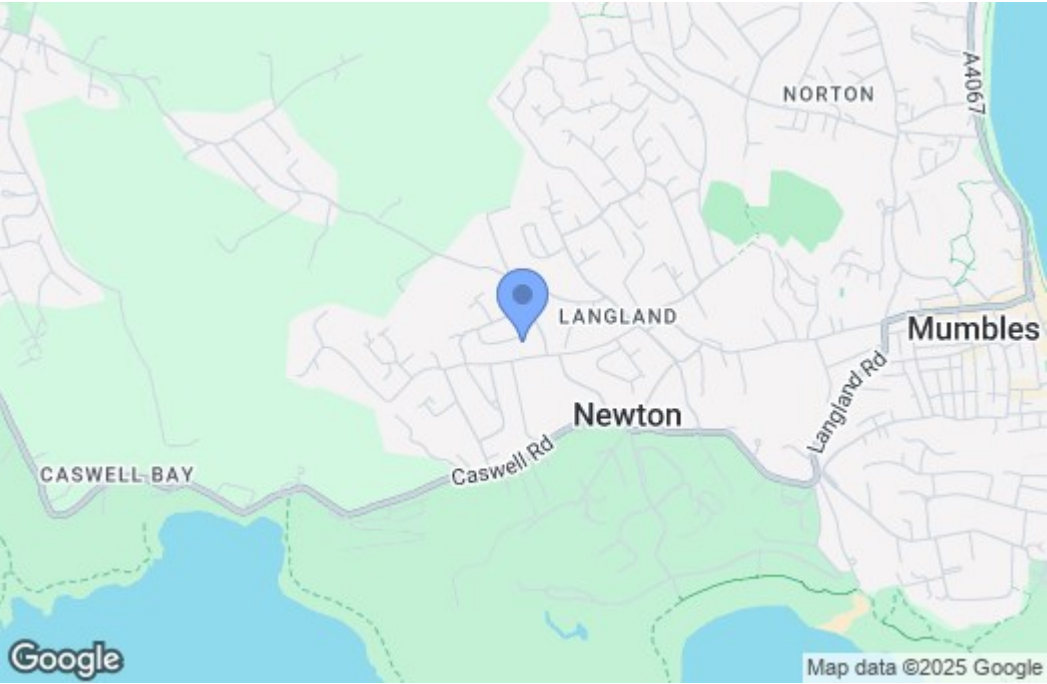
**Council Tax Band**

**Tenure**

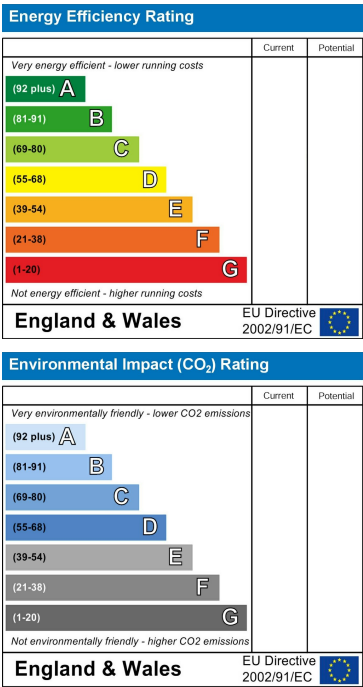
Floor Plan



Area Map



Energy Efficiency Graph



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