

10 Moorland Avenue,
Newton, Swansea,
SA3 4UA



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Offers Over
£400,000



Set within a calm residential area close to parks, woodland walks and the amenities of a thriving market town, this two bedroom semi detached bungalow offers an easy and comfortable way of living. The location provides a gentle balance of greenery, community cafés, everyday shops and convenient transport links.

Inside, the layout is simple and well organised. A welcoming hallway leads to a bright lounge and an efficient kitchen, with a conservatory drawing in soft light and opening towards the garden. Two double bedrooms and a bathroom sit quietly to one side, while a practical store room offers useful additional space. With around one thousand two hundred square feet of accommodation, the home feels reassuringly spacious.

The plot extends to approximately zero point zero eight acres. A resin driveway to the front provides generous parking and side access leads to a private rear garden designed for low maintenance living. A broad patio allows ample room for outdoor dining, with fenced boundaries creating a sheltered setting for relaxed afternoons.

This property will suit buyers seeking a calm and manageable home that supports a thoughtful downsize.



Entrance

Via a frosted double glazed PVC door into the hallway.

Hallway

Door to bathroom. Doors to bedrooms. Door to kitchen. Door to lounge. Doors to built-in storage cupboards. Radiator.

Bathroom

5'11" x 7'9"

A recently fitted suite with a set of frosted double glazed windows to the side. Suite comprising; bathtub with oversized shower head above. WC. Wash hand basin. Chrome heated towel rail. Tiled floor. Tiled walls. Spotlights. Extractor fan.

Bedroom One

14'7" x 9'11"

You have a set of double glazed windows to the rear. Radiator. Doors to built-in wardrobe.

Bedroom Two

12'9" x 10'11"

You have a set of double glazed windows to the front. Radiator. Doors to built-in wardrobe.

Lounge

12'7" x 16'9"

You have a set of double glazed windows to the front. Radiator. Electric fire.

Kitchen

12'6" x 13'4"

You have a double glazed window to the rear. Double glazed PVC door to the rear. Radiator. Tiled floor. Running work surface incorporating a one and a half bowl stainless steel sink and drainer unit. Four ring gas hob with extractor hood over. Integral oven and grill. Integral fridge. Integral freezer.

Conservatory

6'9" x 27'1"

You have a set of double glazed windows to the rear. Two radiators. Plumbing for washing machine. Double glazed PVC door to the rear. Door to the storeroom.



Storeroom

16'0" x 8'2"

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

External**Front**

You have a resin driveway with parking for several vehicles. Side access to the rear.

Rear

You have a low maintenance rear garden which comprises of a patio area with ample room for tables and chairs. Rear garden is bordered by fencing.

Services

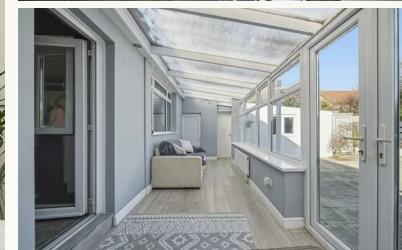
Mains electric. Mains sewerage. Mains water. Mains Gas. Broadband type - ultrafast fibre. Mobile phone coverage available with EE, O2 Vodafone & Three.

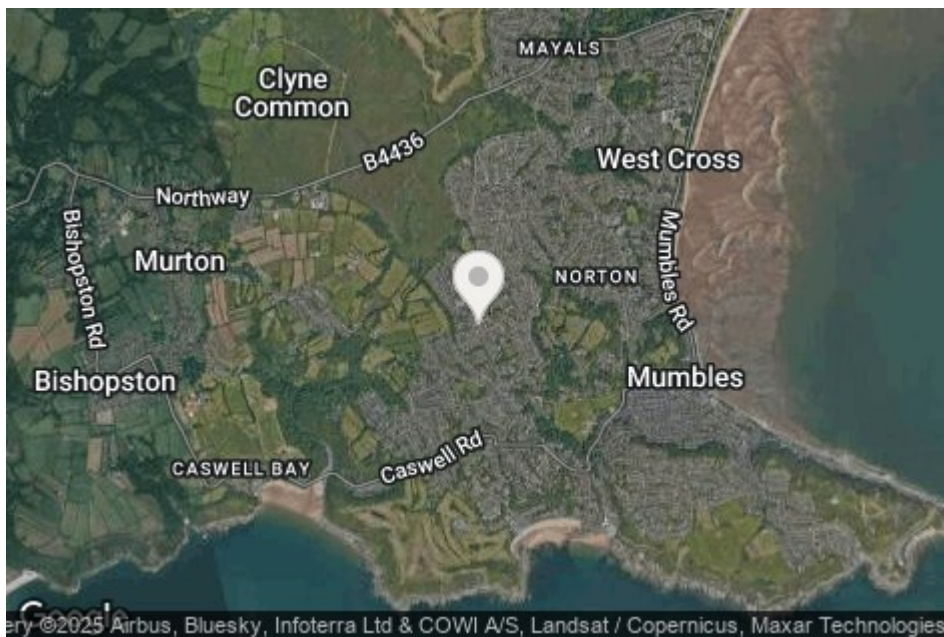
Council Tax Band

Council Tax Band - E

Tenure

Freehold.





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. 113.1 sq. metres (1217.8 sq. feet)

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