

7 Woolacott Mews,
Newton, Swansea,
City & County Of
Swansea, SA3 4RZ

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£375,000



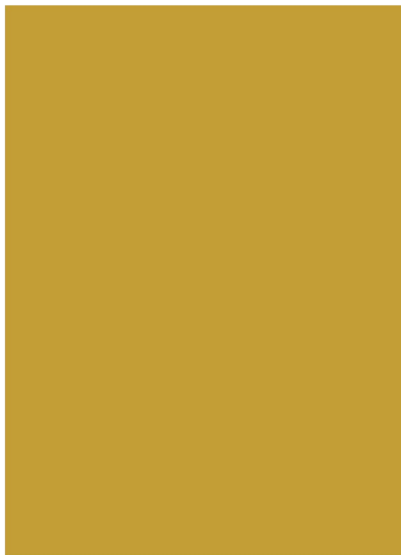
This charming three-bedroom terraced property is situated in the highly sought-after area of Newton, offering an excellent opportunity to enjoy coastal living. Within walking distance of the beautiful Caswell Bay and just a short distance from the vibrant village of Mumbles, the location provides the perfect blend of convenience and tranquility.

The property sits on a plot of 0.05 acres with a generous floor area of 1,287 square feet. It also falls within the catchment area of Bishopston Comprehensive School, making it an ideal choice for families. The accommodation is set across three levels, providing well-proportioned living spaces. The ground floor comprises a well-appointed kitchen, a family bathroom and integral garage. On the lower ground floor, there is a spacious lounge, perfect for both relaxation and entertaining. The first floor features three well-sized bedrooms, including a master bedroom with its own en-suite.

Externally, the property benefits from a shared driveway leading to a garage at the front with parking for one car. A raised patio seating area provides ample room for outdoor dining and entertaining, which in turn leads to a lawned garden bordered by hedging for privacy.

This delightful home offers a fantastic coastal lifestyle with easy access to stunning beaches, scenic walks, and excellent local amenities. Viewing is highly recommended to fully appreciate all that this property has to offer.

- WELL PRESENTED THREE BEDROOM MID TERRACED FAMILY HOME
- INTEGRAL GARAGE
- REAR GARDEN BACKING ON TO WOODLAND
- FLOOR AREA OF 1287 FT2
- EER RATING - TBC
- BISHOPSTON COMPREHENSIVE SCHOOL CATCHMENT AREA
- TWO BATHROOMS
- PLOT SIZE OF 0.05 ACRES
- MUST BE SEEN



Entrance

Via a composite door with frosted double glazed side panel into the hallway.

Hallway

With stairs leading down to the lower ground floor. Stairs leading up to the first floor. Door to the integral garage. Door to the bathroom. Door to the kitchen. Radiator.

Integral Garage

17'0" x 9'3"

Via 'up and over' door. Power and light. Plumbing for washing machine.

Bathroom

6'6" x 8'1"

Well-appointed bathroom suite comprising a bathtub with oversized shower head above. Wash hand basin. Low-level WC. Chrome heated towel rail. Tiled floor. Tiled walls. Spotlights. Extractor fan.

Kitchen/Breakfast Room

12'11" x 16'8"

You have a double glazed window to the rear and a set of double glazed French doors leading out to the raised balcony. A well-appointed kitchen fitted with a range of base wall units, running work surface incorporating a stainless steel sink and drainer unit. Four ring induction hob with extractor hood over. Integral oven and grill. Integral dishwasher. Space for American style fridge freezer. Radiator. Tiled floor.

Kitchen/Breakfast Room

Kitchen/Breakfast Room

Kitchen/Breakfast Room

Lower Ground Floor

Lounge

15'9" x 16'5"

With a double glazed window to the rear and a set of double glazed French doors to the rear. Radiator. Feature fireplace housing a gas fire.

Lounge

First Floor

Landing

With a set of double glazed windows to the front. Door to built in storage cupboard. Doors to bedrooms.

Bedroom One

10'1" x 10'7"

You have a set of double glazed windows to the front. Sliding door to built in storage cupboard. Door to en-suite. Radiator.

Bedroom One



En-Suite
5'5" x 5'9"
Suite comprising: a corner shower cubicle. WC. Wash hand basin. Spotlights.

En-Suite

Bedroom Two
9'10" x 9'4"
You have a set of double glazed windows to the rear. Radiator. Doors to built in wardrobes.

Bedroom Two

Bedroom Three
9'9" x 7'6"
You have a set of double glazed windows to the rear. Radiator. Sliding doors to built in wardrobes.

Bedroom Three

External

Front
You have private parking for one vehicle leading to the garage.

Aerial Aspect

Aerial Aspect

Aerial Aspect

Aerial Aspect

Rear
You have a raised decked seating area. With steps leading down to the rear garden. The rear garden has a graveled seating area with room for tables and chairs, which in turn leads to a lawned garden. At the end of the garden, you have a further raised decked seating area, again with ample room for tables and chairs.

Rear

Rear

Rear

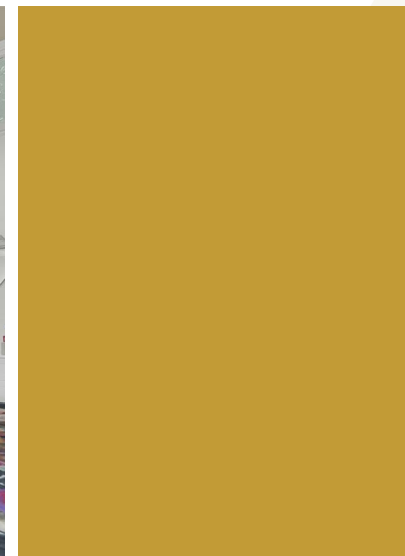
Rear

Rear

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

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		



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Plan produced using PlanIt.