

170 Newton Road,
Newton, Swansea,
SA3 4UD



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£225,000



Life here is shaped by the sea and the easy pace of a well loved coastal village. Cafés, local shops and everyday amenities are close at hand, with the promenade and beaches just a short walk away. Coastal paths follow the curve of the bay, offering space to walk, pause and enjoy the changing light across the water. Parks, good schools and reliable transport links add to the appeal, making this a practical as well as attractive place to live.

The house itself is a well arranged two bedroom terrace with a clear and comfortable layout. The entrance hall leads through to a lounge that feels settled and welcoming, a room suited to quiet evenings or relaxed weekends. To the rear, the dining room provides a natural space for everyday meals and entertaining, with the kitchen positioned beyond and arranged for straightforward use.

Upstairs, there are two double bedrooms, both well proportioned, along with a family bathroom. The layout is simple and effective, offering a home that is easy to live in and easy to maintain. The property is offered for sale with no onward chain, allowing for a smooth and uncomplicated purchase.

This is a home that supports a coastal lifestyle without fuss. Morning walks by the sea, afternoons in independent cafés and evenings close to home all come together naturally here. It will appeal to downsizers, professionals or buyers looking to enjoy village life by the coast, with countryside and beaches always within reach.



Entrance

Via glazed hardwood door into the porch.

Porch

With a frosted glazed hardwood door into the hallway. Tiled floor.

Hall

With stairs to the first floor. Door to the lounge. Door to the dining room. Tiled floor. Radiator.

Lounge

11'0" x 12'0"

You have a glazed window to the front. Radiator. Feature fireplace.

Dining Room

12'1" x 12'2"

You have a glazed window to the rear. Frosted glazed hardwood door to the kitchen. Radiator.

Kitchen

18'8" x 9'1"

You have a set of glazed windows to the rear and to the side. Door to storage cupboard. Radiator. Tiled floor. The kitchen is fitted with a range of base and wall units. Running work surface incorporating a stainless steel sink. Space for cooker. Space for fridge freezer. Plumbing for washing machine.

Lean To

With a double glazed PVC door with double glazed side panel to the rear. Tiled floor.

First Floor

Bedroom One

11'0" x 14'2"

You have two glazed windows to the front. Radiator. Doors to built-in wardrobes.

Landing

With a door to bathroom. Doors to bedrooms. Loft access.



Bedroom Two

12'3" x 9'8"

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

Bathroom

11'1" x 9'1"

With a frosted glazed window to the side. Suite comprising walk-in shower with oversized shower head above. WC. Wash hand basin. Radiator. Chrome heated towel rail. Doors to built-in storage cupboard.

External

Rear

Patio seating area with room for tables and chairs. Garden shed.

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

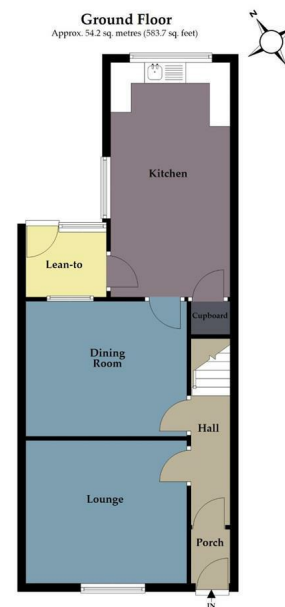
Tenure

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		



Total area: approx. 102.3 sq. metres (1100.9 sq. feet)

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Plan produced using PlanUp.