

6 Newton Villas,
Newton, Swansea,
SA3 4SS

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Offers Over
£670,000



Enjoying an elevated position on a private road with panoramic views across Swansea Bay and a delightful outlook over Underhill Park, this beautifully presented five-bedroom home offers the perfect balance of style, comfort, and convenience. Its setting combines coastal scenery, green space, and excellent access to the heart of Mumbles village, where you'll find Marks & Spencer, independent boutiques, popular coffee shops, and an array of restaurants all just a short, mainly flat walk away. The promenade, pier, and beaches of Langland and Caswell are also within easy reach, making this a truly outstanding family home.

The accommodation includes a spacious hallway, a well-appointed lounge, an inviting sitting room, a modern kitchen, study and shower room on the ground floor. Upstairs, five bedrooms are served by a tastefully designed family bathroom.

The home sits on a generous plot, with landscaped front approaches featuring stone steps, planted borders, and a raised patio enclosed with glass balustrade to enjoy the sea views. To the rear, a paved courtyard garden offers a private retreat, with side access and mature planting. Parking is available to the front.

Adding further appeal, a Certificate of Proposed Lawful Development (2025/1465/PLD) has been granted for a single-storey rear extension, providing future scope for enhancement.

This is a superb opportunity to secure a family home in a highly sought-after location, combining breathtaking views, the open green space of Underhill Park, and the lifestyle benefits of living within walking distance of Mumbles village and Swansea Bay.



Entrance

Via a wooden door into the hallway.

Hallway

With a door to the lounge. Door to the sitting room. Door to the kitchen. Door to the downstairs WC and shower and Door to the study. Laminate style wood flooring.

Shower Room/WC

8'1" x 2'10"

Comprises of a frosted double glazed window. Two frosted double glazed windows to the rear. Shower. Wash hand basin. WC.

Lounge

11'8" x 11'7"

With a large double glazed bay window to the front. Wood flooring. Radiator. Sea views of Swansea Bay and Underhill Park.

Sitting Room

12'3" x 11'7"

With a set of double glazed French bi-fold doors to the front patio. Radiator. Wood laminate flooring. Views of Swansea Bay.

Study

8'6" x 7'10"

With a double glazed window to the side. Radiator. Laminate wood flooring.

Kitchen

9'1" x 16'11"

Well appointed kitchen comprising; base and wall units. Integrated fridge freezer. Integrated wall mounted cooker and grill. Electric hob. Wash basin. Double glazed PVC door to the rear.

First Floor

Landing

With doors to bedrooms. Door to the bathroom.

Bathroom

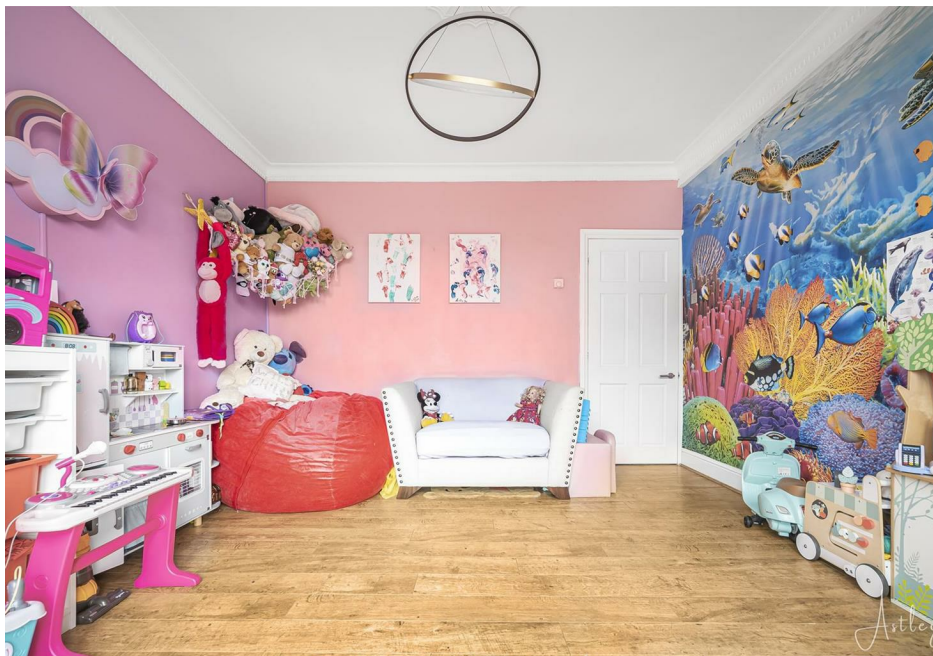
5'11" x 9'3"

With a frosted double glazed window to the rear. Suite comprising; bath. Separate shower cubicle. Wash hand basin. WC. Radiator.

Bedroom One

12'4" x 11'8"

You have two double glazed windows to the front with views of Underhill Park and sea views of Swansea Bay. Radiator.



Bedroom Two

11'6" x 11'8"

You have two double glazed windows to the front with views of Underhill Park and sea views of Swansea Bay. Radiator.

Bedroom Three

8'11" x 9'4"

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

Bedroom Four

8'10" x 7'9"

You have double glazed windows to the side. Radiator.

Bedroom Five

8'9" x 6'10"

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

External**Front**

You access the property via paved stone stairs surrounded by shrubs, pots and plants. Stairs to a paved patio area with safety glass surround which gives you sea views of Swansea Bay. Side access to the rear garden. The property benefits from parking to the front. There is a right of way for neighbours to access their property.

Rear

Paved courtyard garden home to trees and shrubs.

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 - G

Tenure

Freehold.

Agents Note

Property benefits from having planning permission for a ground floor extension to the rear.





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. 121.9 sq. metres (1312.6 sq. feet)

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