



5 Slade Road, Newton, Swansea, SA3 4UE

Five Bedrooms
Two Bathrooms
Superb Home Office/Garden Room

FREEHOLD

2,046 sqft

OFFERS IN THE REGION OF

£649,995



A stylish, beautifully kept family home with space in all the right places – and a west-facing garden made for long afternoons outside.



A handsome and wonderfully practical five-bedroom family home in the heart of Newton, combining generous accommodation with a particularly lovely west-facing garden. Beautifully kept throughout, the house has two reception rooms, an excellent kitchen/breakfast room, two bathrooms and a superb detached garden room, while an ingenious drive-through garage arrangement provides parking for up to three cars.







5 Slade Road is an attractive detached family home, beautifully presented and full of warmth and character. Extending to approximately 2,046 sqft, including the garage and detached garden room, it offers an unusually complete combination of five bedrooms, generous reception space, excellent practical accommodation and a landscaped west-facing garden.

There is a lovely sense of quality inside. Parquet flooring runs through much of the principal groundfloor accommodation, complemented by oak internal doors and a simple, confident decorative style.

The entrance hall sits centrally within the house. To one side is a separate sitting room, a comfortable and nicely proportioned space with a broad bay window. On the opposite side, the main living/dining room extends to more than 23 feet, creating a generous everyday family room with plenty of space for both dining and relaxed seating. Doors at the rear open directly into the garden.

The kitchen/breakfast room is equally well considered, with an extensive range of cabinetry, timber work surfaces and a breakfast bar. At approximately 16 feet long it provides plenty of working and storage space while remaining sociable, with wide openings connecting it naturally with the surrounding living areas. Beyond are a separate utility room and ground-floor WC.



Upstairs, the substantial landing leads to five bedrooms. The principal bedroom is a particularly appealing room with its own contemporary ensuite shower room, while the remaining bedrooms give the house genuine flexibility for a larger family, children, guests or home working. A family bathroom includes both a bath and separate shower.

Outside is one of the property's real strengths. The west-facing rear garden has been thoughtfully landscaped to create a series of genuinely usable spaces rather than simply a conventional lawn. Broad paved terraces provide excellent areas for outdoor dining and entertaining, complemented by lawn and an elevated deck.

Set within the garden is an excellent timber-clad garden room, finished with wide bi-folding doors that can open almost an entire elevation to the terrace. It makes a superb extension of the living accommodation and could work equally well as a home office, studio, gym, games room or occasional guest space.

Parking is also exceptionally practical. A driveway leads to the integral 145sqft garage, which has doors to both front and rear. This allows a car to pass through the garage to an additional parking area behind, providing space for approximately three cars in total – an especially useful feature in this part of Newton.

It is a house that works extremely well for family life: spacious without feeling oversized, characterful without being fussy and finished in a style that feels both comfortable and individual.





Tenure:
Freehold.

Services:
Mains electricity, gas,
water and drainage.
Gas-fired central
heating.

Council Tax:
Band G (£3,571p.a.)

EPC:
D.







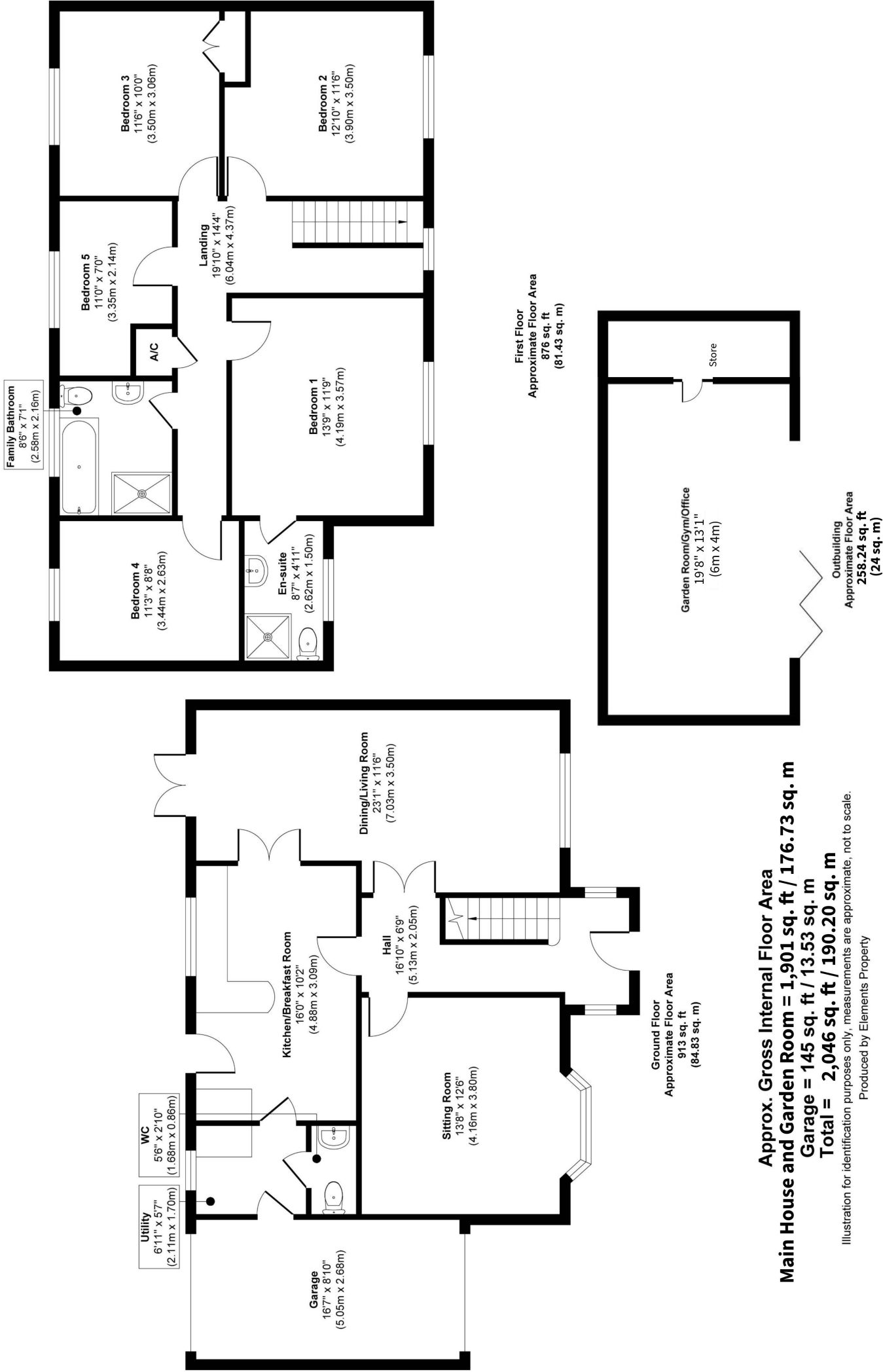












The Location

Slade Road occupies a particularly appealing position in Newton, giving the house a lovely balance between village life, the coast and Mumbles.

For families, the location is difficult to better. Newton Primary School is on Slade Road itself, while the property is within the recognised catchment area for Bishopston Comprehensive School. Swansea Council lists Newton Primary among the area's schools, and previous marketing for this address also confirms the Bishopston Comprehensive catchment.

The coast is remarkably close. Langland Bay is approximately 1.5 miles away, with its beach, promenade, tennis courts and café, while neighbouring Rotherlade and Caswell Bay are also readily accessible. From Langland, the Wales Coast Path provides beautiful walks around the headlands towards Caswell in one direction and Mumbles in the other.

Mumbles village is approximately 1.5 miles away, bringing an excellent collection of independent shops, restaurants, cafés and bars as well as the seafront promenade. Newton itself has useful everyday amenities within walking distance.

For sport and recreation there is easy access to Langland Bay Golf Club, Mumbles Cricket Club, tennis at Langland and the beaches and countryside of the Gower Peninsula, with the wider Gower coastline opening up just beyond Caswell and Bishopston.

Swansea University and Singleton Hospital are around a 10-minute drive in normal traffic, while Swansea city centre is approximately 5 miles away. The M4 is readily accessible for travel towards Cardiff, Bristol and beyond.

It is a location that makes everyday family life particularly easy, while keeping some of South Wales' finest coastline almost on the doorstep.





THE GREENROOM

ESTATE AGENCY

Telephone
01792 986099

Address
29-30 Dunns Lane
Mumbles
SA3 4AA

E-mail and Web
info@thegreenroomhomes.com
www.thegreenroomhomes.com