



## 11 Burnham Drive, Newton, Swansea, SA3 4TW

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Three Bedrooms  
Off Street Parking  
South Facing Garden

FREEHOLD

867 sqft

**£329,995**



*A quietly positioned Newton home combining practicality, comfort and coastal convenience.*



An attractive three bedroom home in a popular residential street in Newton, moments from Mumbles and the Gower coastline. This semi-detached house is in excellent condition offering comfortable, move-straight-in accommodation with a lovely south facing garden and off street parking.









Extending to approximately 867 sqft, this three bedroom semi-detached home has been thoughtfully cared for by the current owner and offers stylish, well-proportioned accommodation ideally suited to families, professional couples or those seeking a well-located coastal base.

The entrance hallway is welcoming and practical, with useful storage and stairs rising to the first floor. To the front of the property sits the kitchen, fitted with a range of matching wall and base units beneath worktops, incorporating an integrated hob, oven and extractor, stainless steel sink and drainer, and wall-mounted boiler. The kitchen opens seamlessly into the dining room, creating an easy flow for everyday family life and informal entertaining. There is excellent storage built into the dining room.

The lounge spans the rear of the house, enjoying a pleasant outlook over the garden. A feature fireplace provides a natural focal point, while bi-fold doors open directly onto the patio, connecting the interior with the outside space during the warmer months.



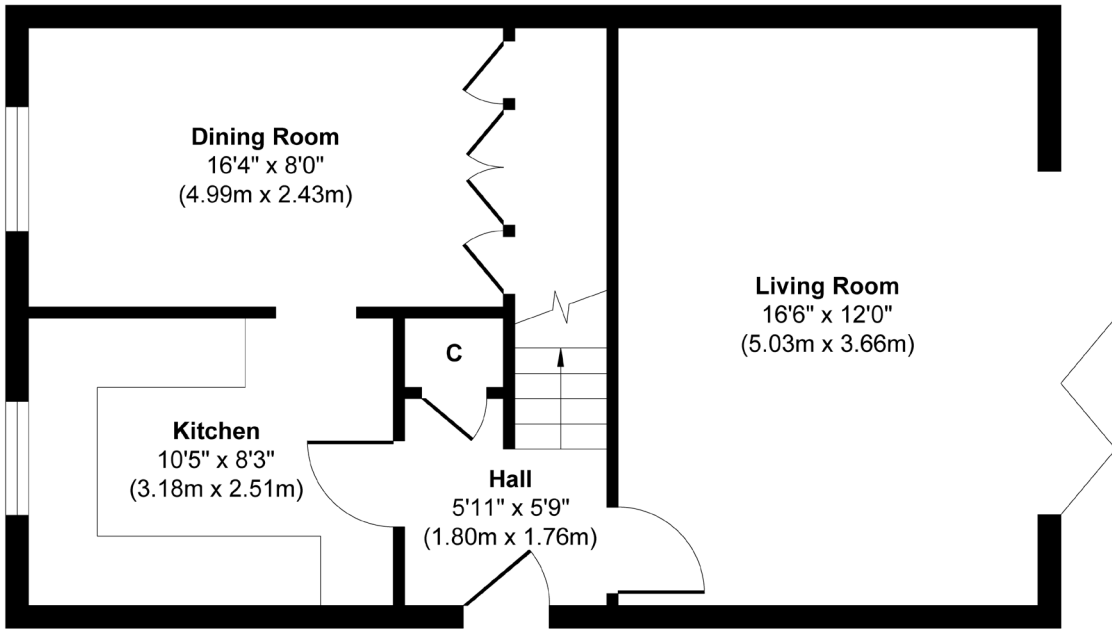
Upstairs, the first floor offers three bedrooms. The principal bedroom overlooks the rear garden and benefits from a built-in wardrobe. A further double bedroom sits to the front, alongside a well-proportioned third bedroom which would serve equally well as a nursery, study or dressing room. The family bathroom is fitted with a bath and shower over, WC and wash hand basin, with part tiled walls and natural light from a front-facing window.

Externally, the property provides off-road parking for two vehicles to the front, together with a lawned area. To the rear, the enclosed garden is laid to patio and lawn – secure and manageable, ideal for children, pets or relaxed outdoor dining.

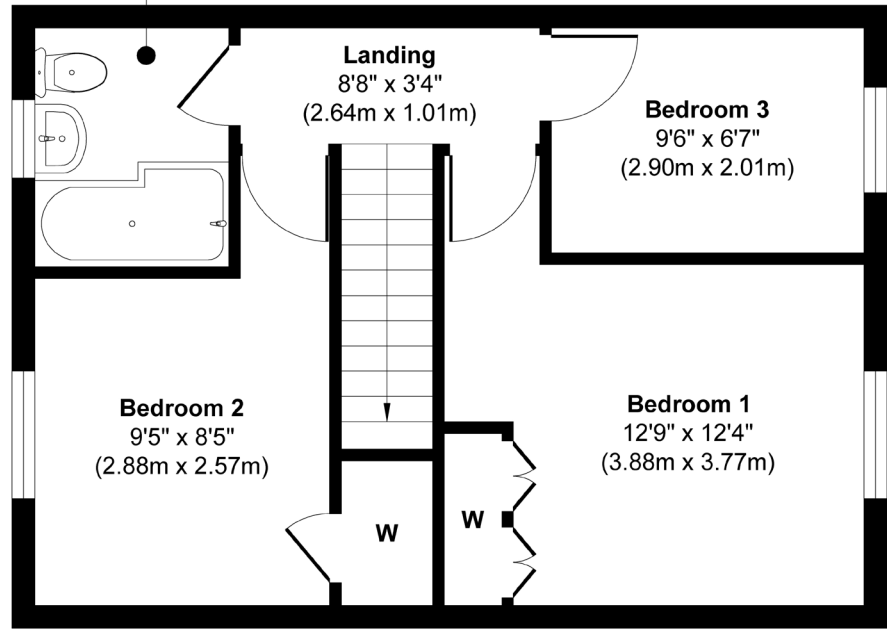




**Bathroom**  
6'10" x 5'7"  
(2.08m x 1.69m)



**Ground Floor**  
Approximate Floor Area  
476 sq. ft  
(44.26 sq. m)



**First Floor**  
Approximate Floor Area  
391 sq. ft  
(36.36 sq. m)

**Approx. Gross Internal Floor Area 867 sq. ft / 80.62 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.

## The Location

Newton remains one of the most sought-after residential pockets within the Mumbles area — established, community-minded and superbly placed for both coastline and connectivity.

Burnham Drive is approximately 1 mile from the heart of Mumbles village, where an excellent range of independent boutiques, cafés, wine bars and restaurants line Newton Road and the seafront promenade. The sweeping arc of Langland Bay lies around 1.5 miles away, offering sandy beaches, coastal walks and a popular brasserie, while Caswell Bay is within approximately 2 miles — ideal for swimming and surfing.

For wider exploration, the world-renowned landscapes of the Gower Peninsula — Britain's first Area of Outstanding Natural Beauty — are within easy reach, providing cliff-top walks, hidden coves and open countryside.

Everyday amenities are close at hand, including convenience stores, medical facilities and cafés in Newton itself (within approximately 500 metres). The property falls within the catchment for highly regarded local schools, including Newton Primary School and Bishopston Comprehensive School.

Swansea city centre is approximately 4 miles away, offering access to Swansea University, Singleton Hospital and the mainline railway station. The M4 motorway (Junction 47) is roughly 10 miles distant, providing straightforward links east towards Cardiff and Bristol.

It is a setting that balances coastal leisure with everyday practicality — a place where school runs, sea air and village life combine naturally.





THE  
**GREENROOM**  
ESTATE AGENCY

Telephone

01792 986099

Address

29-30 Dunns Lane  
Mumbles  
SA3 4AA

E-mail and Web

[info@thegreenroomhomes.com](mailto:info@thegreenroomhomes.com)  
[www.thegreenroomhomes.com.com](http://www.thegreenroomhomes.com.com)