

33 Highmead Avenue,
Newton, Swansea,
SA3 4TY

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Offers Over
£500,000



Set within the sought after coastal community of Newton, this detached home is ideally placed for enjoying the beaches, countryside and village amenities of the area. Langland, Rotherslade and Caswell Bays are all within easy reach, while nearby Mumbles offers a choice of cafés, restaurants, independent shops and seafront attractions. Local schools are also close by, including Newton Primary School and Bishopston Comprehensive School.

Occupying approximately 0.07 acres, the property provides around 1,349 sq ft of well arranged accommodation. The ground floor comprises a welcoming hallway, cloakroom, sitting room, lounge, dining room and kitchen, offering a versatile layout for both family life and entertaining.

The first floor provides four bedrooms and a family bathroom, with the accommodation offering flexibility for family members, guests or home working.

Outside, private parking is available to the front, alongside a low maintenance garden planted with a variety of flowers and shrubs. Side access leads to the rear, where a generous seating area provides space for outdoor furniture and entertaining. Steps lead down to the outdoor swimming pool, creating an enjoyable setting for summer days at home.

Combining generous accommodation with excellent outdoor space and a desirable coastal location, this is a home that offers an appealing balance of convenience, comfort and lifestyle, with the beaches, Mumbles and wider Gower coastline all close at hand.



Entrance

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

Hallway

With a door to cloakroom. Door to the sitting room. Stairs to the first floor. Door to understairs storage. Door to kitchen. Door to dining room. Door to lounge. Spotlights. Radiator.

Cloakroom

3'2" x 5'10"

A well appointed suite with a set of frosted double glazed windows to the front. Suite comprising; WC. Wash hand basin. Chrome heated towel rail. Tiled floor. Tiled walls.

Sitting Room

13'8" x 8'0"

Frosted double glazed window to the side. Set a double glazed windows to the front. Radiator. Door to utility.

Utility

Space for tumble dryer.

Kitchen

13'2" x 8'6"

Set of double glazed windows to the front. Frosted double glazed stable PVC door to the side. Beautifully appointed kitchen, fitted with a range of base and wall units. Running work surface incorporating a one and a half bowl sink and drainer unit. Four ring induction hob, with extractor hood over. Integral oven and grill. Integral fridge. Integral washing machine. Integral dishwasher. Integral fridge. Integral freezer. Tiled floor.

Dining Room

11'10" x 11'10"

Set of double glazed windows to the rear. Radiator.

Lounge

16'1" x 11'5"

Set of double glazed windows with patio doors to the rear. Radiator. Feature fireplace housing an electric fire.

First Floor

Landing

Door to the bathroom. Doors to bedrooms. Loft access. Door to airing cupboard.

Bathroom

6'4" x 7'5"

Set of frosted double glazed windows to the side. Beautifully appointed suite, comprising; large walk in shower with oversized shower head above. WC. Wash hand basin. Chrome heated towel rail. Tiled floor. Tiled walls. Spotlights.



Bedroom One

14'3" x 11'1"

Set of double glazed windows to the rear. Radiator. Doors to built in wardrobes.

Bedroom Two

8'4" x 12'10"

Set of double glazed windows to the front. Radiator.

Bedroom Three

10'1" x 12'9"

Set of double glazed windows to the front. Radiator. Doors to built in wardrobes.

Bedroom Four

11'1" x 9'5"

External**Drone Shot****Another Aspect****Front**

Private parking for one vehicle. Low maintenance garden home to variety of flowers and shrubs. Side access to the rear.

Rear

Seating area with ample room for tables and chairs which has a step leading down to the outdoor swimming pool.

Services

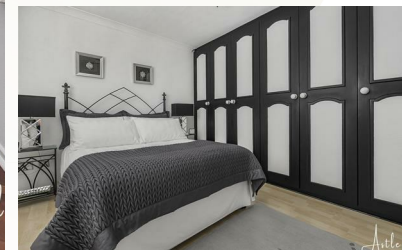
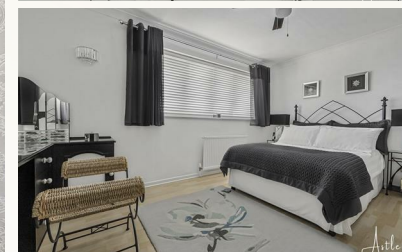
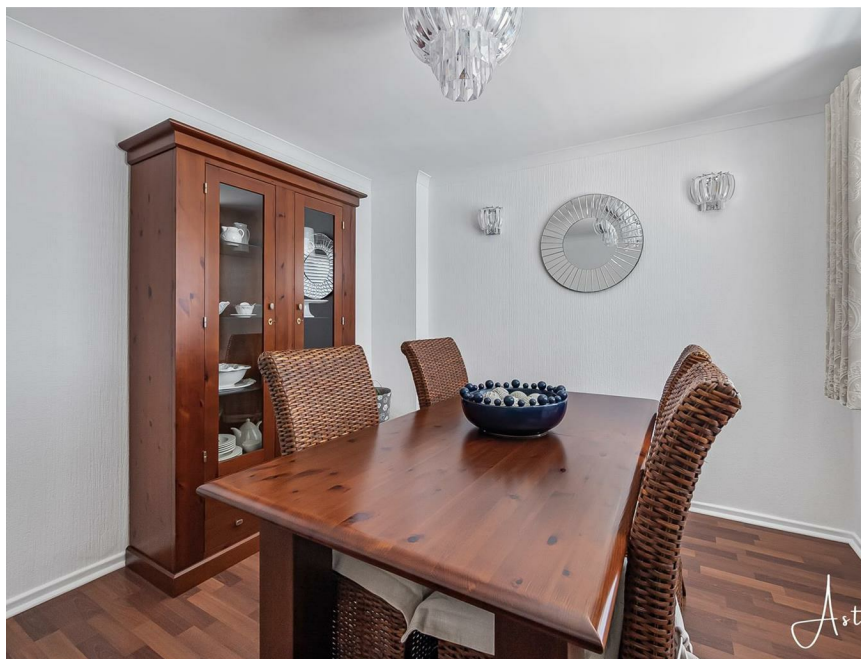
Mains electric. Mains sewerage. Mains water. Mains Gas. Broadband type - ultrafast fibre. Mobile phone coverage available with EE, O2 Vodafone & Three.

Council Tax Band

Council Tax Band - F

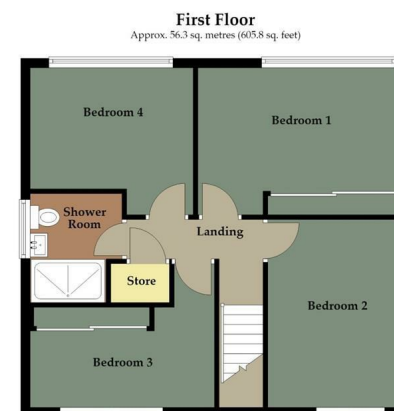
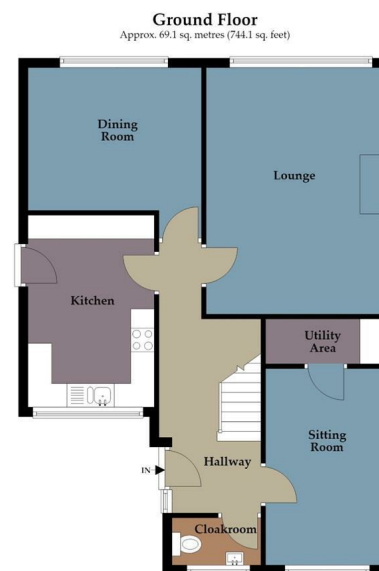
Tenure

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. 125.4 sq. metres (1349.9 sq. feet)

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Plan produced using PlanIt/p.