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Group exp

New Well Lane, Newton, Mumbles, Swansea, SA3 4SR

Offers In Region Of £700,000

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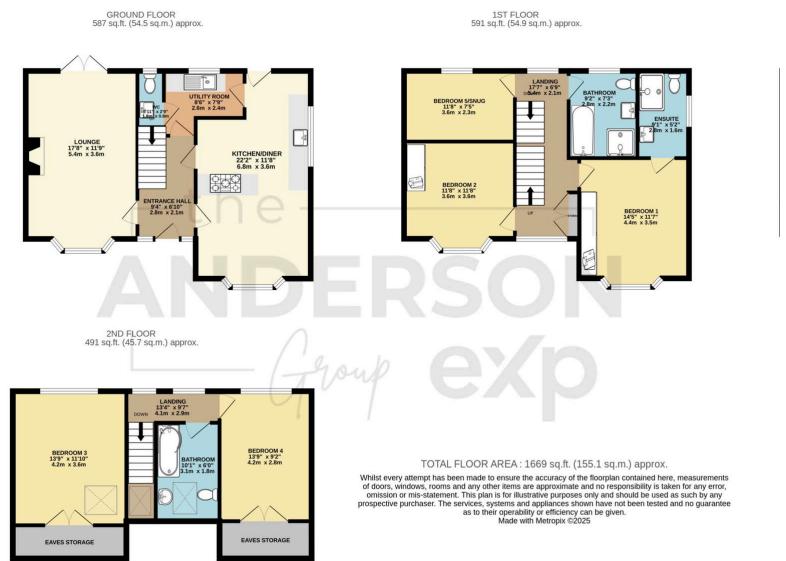


- Traditional Bay Fronted Five Bedroom Detached Property
- Open Plan Kitchen and Dining Room
- Accommodation Over Three Storeys
- Landscaped Front & Rear Gardens
- Modernised to a High Standard Throughout
- Lounge Fitted with Wood Burner
- Two Bathrooms, En-suite to Master & G/F W.C
- Stones Throw to Mumbles Village
- Ideal Family Home within Bishopston School Catchment
- Close to Popular Beaches



Discover this immaculately presented, bay-fronted five-bedroom family home. Designed with a contemporary yet traditional aesthetic, the ground floor features entrance hallway, cosy living room with log burner, stylish kitchen/diner with integrated appliances, alongside a separate utility room and convenient w/c. First and second floors comprise; five spacious bedrooms, two family bathrooms plus en-suite to master. Enjoy an enclosed, beautifully landscaped, low-maintenance garden to rear with elevated terrace. Steps up to front entrance, benefiting from patio sitting area. Located in the sought-after Newton area, with easy access to Underhill Park. Perfectly positioned for coastal living, both Langland and Caswell beaches are just moments away, while Mumbles' vibrant selection of shops, cafés, bars, and restaurants are within walking distance. The home also falls within the

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	78	
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

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Swansea, Mumbles & Gower

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It is recommended that you check the contract you have with your current agent.