

12 Murton Lane,  
Newton, Swansea,  
SA3 4TR

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# 12 Murton Lane, Newton, Swansea, SA3 4TR

Offers Over  
£400,000



Close to the Gower coastline, Newton offers a relaxed village setting shaped by open countryside and the nearby sea. Local beaches provide space to walk and unwind, while cafés, independent shops and well regarded schools support an easy daily routine. Swansea is within convenient reach, making the area both practical and quietly appealing.

Occupying a generous plot of around 0.09 acres, this four bedroom semi detached home extends to approximately 1537 square feet and is offered with no onward chain. The layout is arranged over three floors, providing flexibility for a range of lifestyles.

The ground floor opens from a central hallway into a comfortable lounge and a separate dining room, with a garden room to the rear enjoying natural light and views across the garden. The kitchen sits at the heart of the home, with a ground floor bedroom and wet room offering useful additional accommodation.

On the first floor, three bedrooms are served by a family bathroom, while the second floor provides two attic rooms suited to home working, hobbies or further development. Upstairs space requires modernisation.

Outside, the property is approached via a private driveway with parking for two vehicles, bordered by a lawned garden with established planting. Side access leads to the rear, where a seating area connects to a lawned garden enclosed by fencing and hedging, creating a private and manageable outdoor space.

A well balanced home in a sought after coastal setting, offering both versatility and ease of living.



#### Entrance

Via a PVC door into the hallway.

#### Hallway

With stairs to the first floor. Door to downstairs storage. Opening into the kitchen. Door to the lounge. Radiator.

#### Lounge

12'11" x 11'10"

With a set of double glazed windows to the front. Feature fireplace. Radiator. Opening to the dining room.

#### Dining Room

11'0" x 10'7"

Sliding door to the kitchen and an opening to the garden room. Radiator.

#### Garden Room

7'11" x 9'3"

You have a set of double glazed windows and a set of double glazed French doors to the rear garden. Two radiators.

#### Kitchen

11'5" x 8'2"

With a set of double glazed windows to the rear. Frosted double glazed PVC door to the inner hall. The kitchen is fitted with a range of base and wall units. Running work surface incorporating a stainless steel sink and drainer unit. Plumbing for washing machine. Space for American style fridge freezer. Four ring gas hob.

#### Inner Hall

With a frosted double glazed PVC door to the rear garden. Sliding door to the wet room. Door to bedroom four.

#### Wet Room

7'5" x 4'2"

With a frosted double glazed window to the side. Suite comprising; WC. Wash hand basin. Walk in shower.

#### Bedroom Four

13'11" x 7'6"

With a set of double glazed windows to the front. Double glazed windows to the side. Radiator.

#### First Floor

#### Landing

With a frosted double glazed window to the side. Stairs leading up to the attic rooms. Door to airing cupboard. Door to bathroom. Doors to bedrooms.

#### Bathroom

5'7" x 8'0"

With a set of double glazed windows to the rear. Double glazed window to the side. Bathroom suite comprising; bathtub with shower over. WC. Wash hand basin. Chrome heated towel rail. Tiled floor.



**Bedroom One**

10'1" x 14'6"  
With a double glazed bay window to the front. Radiator.

**Bedroom Two**

11'3" x 10'0"  
You have a double glazed window to the rear. Radiator.

**Bedroom Three**

9'3" x 8'1"  
With a double glazed window to the front. Radiator. Door to built-in storage cupboard.

**Second Floor**

**Landing**

Velux roof window to the rear. Doors to attic rooms one and two.

**Attic Room One**

13'2" x 8'8"  
Velux roof window to the front. Doors to built-in wardrobe. Door to eaves storage. Wash hand basin.

**Attic Room Two**

8'2" x 9'7"  
Velux roof window to the front.

**External**

**Front**

Private driveway parking for two vehicles. Lawned garden home to a variety of flowers and shrubs. Side access to the rear.

**Rear**

Seating area with ample room for tables and chairs, which in turn leads to a lawned garden. Rear garden is bordered by fencing and hedging. Side access.

**Services**

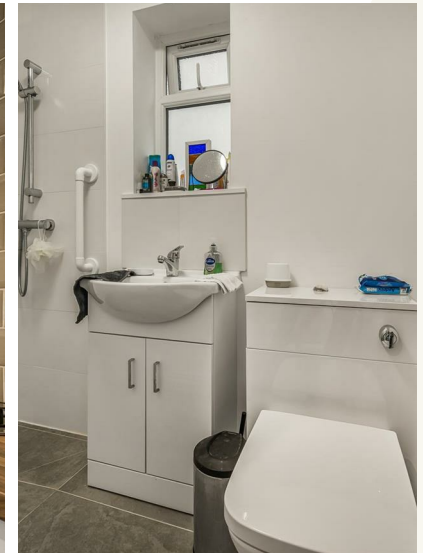
Mains electric. Mains sewerage. Mains water. Mains gas. Broadband type - ultrafast fibre. Mobile phone coverage available with EE, Three, O2 & Vodafone.

**Council Tax Band**

Council Tax Band - E

**Tenure**

Freehold.





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



Total area: approx. 150.9 sq. metres (1624.6 sq. feet)

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Plan produced using PlanUp.