

12 Appledore Place,
Newton, Swansea,
SA3 4UY

2 1 1



12 Appledore Place, Newton, Swansea, SA3 4UY

Offers Over
£250,000



Enjoying a desirable position within the popular village of Newton, this attractive semi detached home is perfectly placed to embrace the Gower lifestyle. Beautiful beaches, coastal walks and open countryside are all close by, while nearby Mumbles offers a vibrant selection of cafés, restaurants and everyday amenities. Well regarded schools and convenient access into Swansea further enhance the appeal of this sought after location.

Offered for sale with no onward chain, the property provides well arranged accommodation extending to approximately 771 square feet. The open plan kitchen and living space creates a sociable heart to the home, while two bedrooms are complemented by a useful attic room that enjoys partial sea glimpses and offers flexibility for a variety of uses. A bathroom completes the accommodation.

Outside, the front of the property features a low maintenance gravelled garden. There are two allocated car parking spaces; one parking space at the front of the property and a second parking space in the private car park at the back of the Close. To the rear, a patio seating area provides ample space for outdoor dining and entertaining, with steps leading down to a further gravelled section. The garden is enclosed by fencing, creating a private and manageable outdoor setting.

A well located coastal home offering comfortable living in one of Swansea's most desirable village communities.



Entrance

Via a frosted double glazed PVC door into the open plan kitchen living room.

Kitchen/Living Room

24'10" x 11'9"

Double glazed windows to the front. Two radiators. Double glazed window to the rear. Set of double glazed French doors to the rear. Stairs to the first floor. Spotlights. The kitchen is well appointed. Fitted with a range of base and wall units. Running work surface incorporating a one and a half bowl stainless steel sink and drainer unit. Four ring induction hob with extractor hood over. Oven and grill, washing machine, american style fridge freezer, which are all included in the sale.

First Floor

Landing

With a door to the bathroom. Doors to bedrooms. Stairs leading up to the attic room.

Bathroom

7'11" x 4'10"

Double glazed window to the rear. A well appointed suite comprising; bathtub with shower over. WC. Wash hand basin. Chrome heated towel rail. Tiled floor. Tiled walls. Spotlights.

Bedroom One

11'7" x 9'9"

Set of double glazed windows to the front. Radiator. Door to under stairs storage cupboard. Doors to built in wardrobes.

Bedroom Two

11'0" x 6'7"

Set of double glazed windows to the rear. Radiator.

Second Floor



Attic Room

11'4" x 13'11"

Velux roof window to the front and two Velux roof windows to the rear offering a pleasant outlook and partial sea glimpses. Radiator.

External

Aerial Aspect

Front

Low maintenance gravelled garden. There are two allocated car parking spaces; one parking space at the front of the property and a second parking space in the private car park at the back of the Close.

Rear

A private rear garden offering a sunny disposition. Patio seating area with ample room for tables and chairs which has steps leading down to a further gravelled area. The rear garden is bordered by fencing.

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 - D

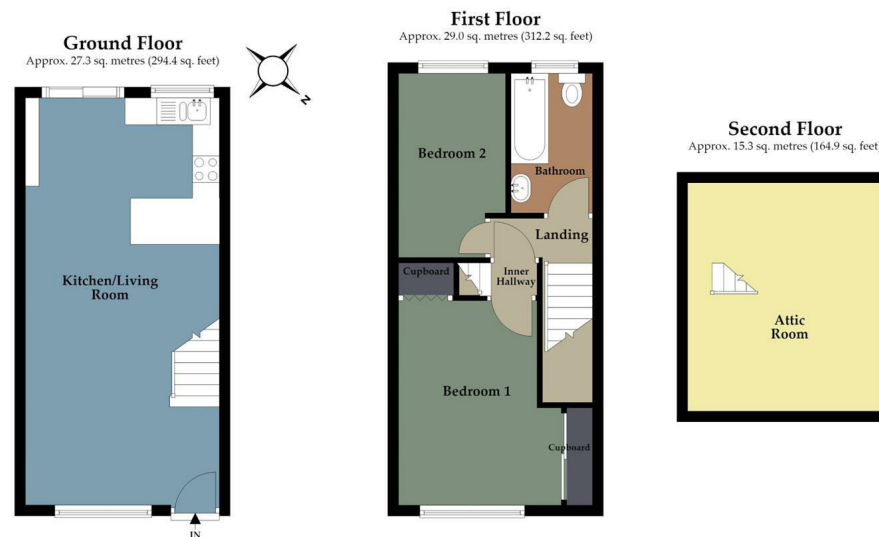
Tenure

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. 71.7 sq. metres (771.4 sq. feet)

Astleys use all reasonable endeavours to supply accurate property information in line with the consumer protection from unfair trading regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective purchasers and it should not be assumed this property has all the necessary building regulations and planning permissions. Any heating, services and appliances have not been checked or tested. Floor plan is not to scale and is for illustrative purposes only.

Plan produced using PlanUp.