

61 Southward Lane,
Newton, Swansea,
SA3 4QD



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£525,000



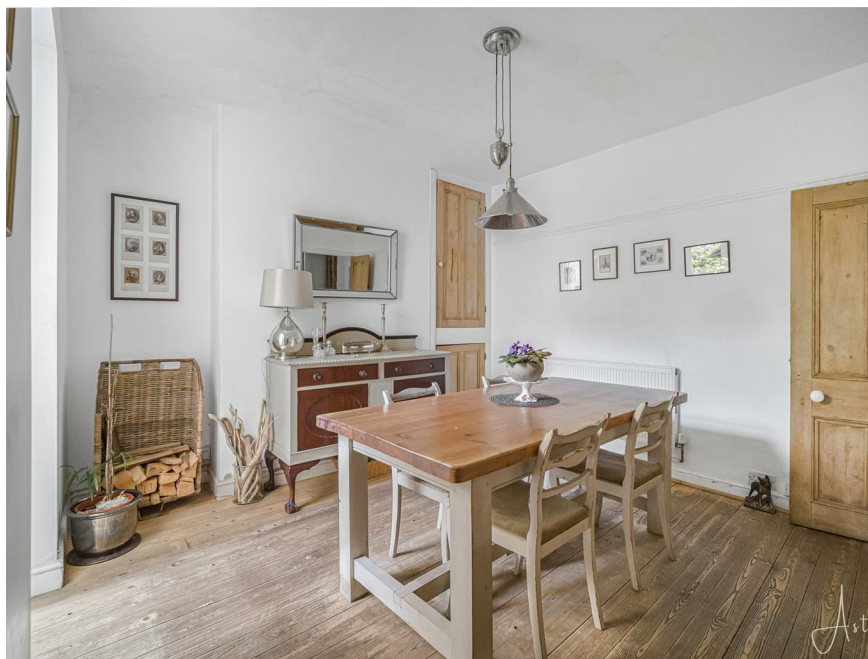
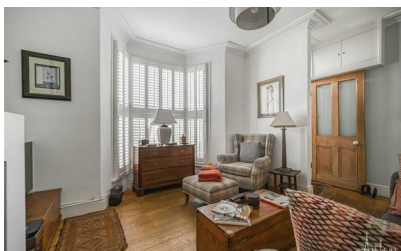
Newton offers an appealing balance of coastal living, village convenience and easy access to the wider Gower. With Swansea Bay stretching across the outlook and Langland and Caswell beaches nearby, the area is well suited to coastal walks, days by the water and relaxed visits to the cafés, restaurants and amenities of Mumbles. The surrounding countryside and coastline provide plenty to explore, while local schooling and transport links add practical appeal to everyday life.

This attractive three bedroom terraced property enjoys an enviable outlook across Swansea Bay to the front, together with a generous plot of approximately 0.09 acres. Arranged over three floors, the home provides versatile accommodation with a good sense of space throughout.

The ground floor comprises a porch, lounge, dining room, wet room and kitchen. Three bedrooms and a bathroom occupy the first floor, while the second floor provides an attic room and cloakroom.

To the rear, a patio seating area provides ample room for tables and chairs, leading into a garden planted with a variety of flowers, trees and shrubs. A detached garden shed and separate summer house provide useful storage and further flexibility.

With its impressive sea views, generous garden and adaptable accommodation, this is a well positioned coastal home offering a relaxed lifestyle close to the beaches, countryside and amenities of Mumbles and the Gower.



Entrance

Via a hardwood door into the porch.

Porch

Frosted glazed hardwood door into the lounge. Tiled floor.

Lounge

11'5" x 12'5"

Double glazed bay window to the front. Feature fireplace housing a wood burner. Radiator. Stairs to the first floor. Door to the dining room.

Dining Room

11'6" x 11'4"

Double glazed door to the rear. Doors to built in storage. Opening to the kitchen. Door to the wet room. Radiator.

Wet Room

7'9" x 2'7"

Large walk in shower with oversized shower head above. WC. Wash hand basin. Chrome heated towel rail. Tiled floor. Tiled walls.

Kitchen

18'1" x 8'1"

A well appointed kitchen fitted with a range of base and wall units. Running granite work surface incorporating a stainless steel sink and drainer unit. Indoor barbecue. Four ring gas hob with extractor hood over. Integral oven and grill. Integral microwave. Integral washing machine. Integral fridge. Integral freezer. Set of doors to the rear garden. Spotlights.

First Floor

Landing

Door to bathroom. Doors to bedrooms. Door to the attic room.

Bathroom

5'0" x 9'8"

Frosted glazed window to the side. Bathroom suite comprising; freestanding bathtub. WC. Wash hand basin.

Bedroom One

12'11" x 11'4"

Glazed window to the front offering sea glimpses. Radiator. Doors to built in wardrobe.

Bedroom Two

11'4" x 9'9"

Double glazed window to the rear. Radiator. Door to built in storage cupboard.



Bedroom Three

8'8" x 8'0"

Set of double glazed windows to the rear. Radiator.

Second Floor

Attic Room

11'9" x 12'10"

Velux roof window to the front, offering breathtaking sea views of Swansea Bay and beyond. Radiator. Doors to eaves storage. Door to cloakroom.

View

Cloakroom

WC. Wash hand basin.

External

Drone Shot

Another Aspect

Front

Rear

Patio seating area with ample room for tables and chairs. Rear garden is home to a variety of flowers, trees and shrubs. Detached garden shed. Detached summer house.

Summer House

18'5" x 13'3"

Currently being used as an additional sitting room. Tiled floor and parquet flooring (originating from a school in London). Set of double glazed windows to the side. Wood burner on raised tiled hearth. Hardwood door to the rear. Wash hand basin.

Services

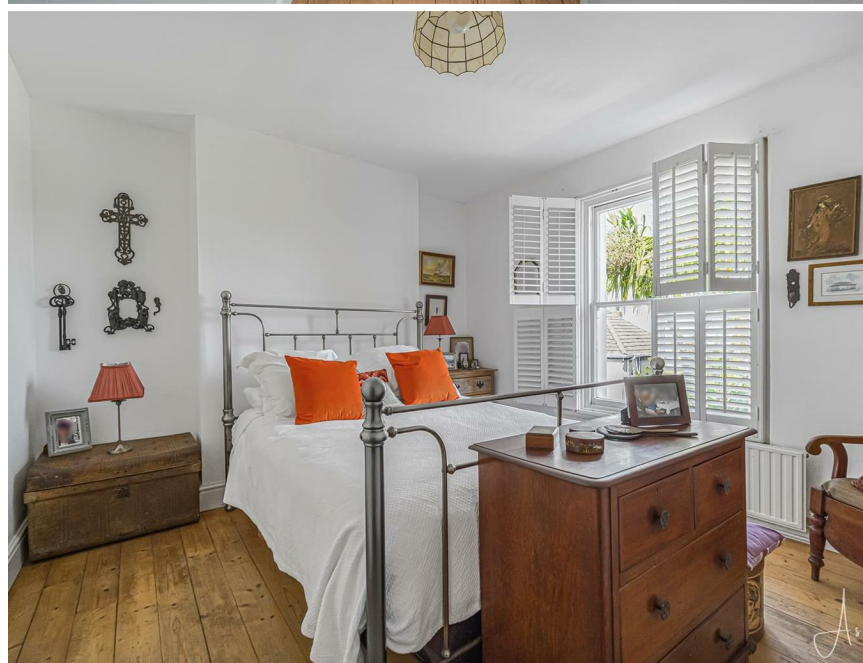
Mains electric. Mains sewerage. Mains water. Mains Gas. Broadband type - full fibre. Mobile phone coverage available with EE, Three, O2 & Vodafone.

Council Tax Band

Council Tax Band - E

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. 126.6 sq. metres (1362.6 sq. feet)