

9 Slade Road, Newton,  
Swansea, SA3 4UE



# 9 Slade Road, Newton, Swansea, SA3 4UE

Offers Over  
**£495,000**



Situated on the sought-after Slade Road in Newton, this four-bedroom detached home presents a rare opportunity for buyers seeking a property with enormous potential. In need of updating throughout, it offers a fantastic blank canvas for those wishing to create their perfect family home. Enjoying a generous plot of approximately 0.09 acres and a substantial floor area of 1,503 sq. ft, the property is perfectly positioned within the Bishopston Comprehensive School catchment area and Newton Primary School is on the doorstep also. Property benefits from partial sea views of Swansea Bay from bedrooms one and three.

The accommodation is arranged over two floors, with the ground floor comprising a welcoming hallway, a spacious lounge, a separate sitting room, a dining room, kitchen and utility room. Upstairs, you will find four bedrooms and a cloakroom, providing ample living and sleeping space for a growing family.

Externally, the property enjoys a low-maintenance tiered front garden featuring a resin area ideal for outdoor seating. Side access leads to a private rear garden where a resin seating area offers space for entertaining, flowing onto an AstroTurf lawn bordered by a variety of flowers, trees and shrubs. A raised patio provides an additional seating area, while a side gate and garage access complete the exterior.

Offered to the market with no onward chain, this property combines a prime location, generous proportions and excellent potential, making it an exciting prospect for prospective purchasers.



#### Entrance

Via a hardwood door into the hallway.

#### Hallway

With stairs to the first floor. Door to the lounge. Door to the sitting room. Door to the dining room.

#### Lounge

14'5" x 11'5"

You have a glazed bay sash window to the front. Radiator. Feature fireplace housing a gas fire set on marble hearth with wood surround.

#### Lounge

#### Sitting Room

12'0" x 11'4"

You have a glazed bay sash window to the front. Radiator. Gas fire set on tiled hearth.

#### Sitting Room

#### Dining Room

11'4" x 16'8"

You have a set of glazed windows to the rear. Radiator. Sliding door to the kitchen. Door to built-in storage cupboard.

#### Kitchen

11'1" x 11'4"

You have a door to the rear porch. Double glazed window to the rear garden. The kitchen is fitted with a range of base and wall units. Running work surface incorporating a stainless steel sink and drainer unit. Space for cooker. Space for fridge freezer. Space for dishwasher.

#### Kitchen

#### Rear Porch

You have a frosted double glazed PVC door to the rear garden. Frosted glazed hardwood door to the utility room.

#### Utility Room

8'5" x 5'7"

You have a frosted double glazed window to the rear. Radiator. Tiled floor. WC. Wash hand basin. Plumbing for washing machine. Space for tumble dryer.

#### First Floor

#### Landing

You have a glazed sash window to the front. Radiator. Doors to bedrooms. Door to cloakroom.

#### Cloakroom

6'5" x 5'11"

You have a glazed sash window to the rear. Suite comprising: W/C. Wash hand basin. Extractor fan. Potential to re instate as a bathroom.

#### Bedroom One

11'1" x 13'1"

You have a glazed sash window to the front offering partial sea views of Swansea Bay and beyond. Radiator. Wash hand basin. Sliding doors to built-in wardrobes.

#### Bedroom One

#### Bedroom Two

10'6" x 11'3"

You have a glazed sash window to the rear. Radiator. Bathtub with shower over. Wash hand basin.

#### Bedroom Two



### Bedroom Three

113" x 123"

You have a glazed sash window to the front again offering partial sea views of Swansea Bay and beyond. Radiator.

### Bedroom Three

### Bedroom Four

113" x 112"

You have a glazed sash window to the rear. Radiator.

### Bedroom Four

### External

### Another Aspect

### Aerial Aspect

### Front

You have a low-maintenance tiered garden home to a resin area with room for tables and chairs. Side access to the rear.

### Front

### Rear

To the rear you have a resin seating area with ample room for tables and chairs which in turn leads to a AstroTurf garden. Rear garden is home to a variety of flowers, trees and shrubs. You have a raised patio seating area again with ample room for tables and chairs. Gate to the side and a door leading to the garage.

### Rear

### Rear

### Rear

### Garage

18'0" x 17'10"

Accessed via the side lane. You have power and light. Two electric 'up and over' doors. Glazed window.

### 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 - G

### Tenure

Freehold.





| Energy Efficiency Rating                    |  | Current                    | Potential |                                                                                       |
|---------------------------------------------|--|----------------------------|-----------|---------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |  |                            |           |                                                                                       |
| (92 plus) <b>A</b>                          |  |                            | <b>87</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>                            |  | <b>30</b>                  |           |                                                                                       |
| (1-20) <b>G</b>                             |  |                            |           |                                                                                       |
| Not energy efficient - higher running costs |  |                            |           |                                                                                       |
| England & Wales                             |  | EU Directive<br>2002/91/EC |           |  |



Total area: approx. 139.7 sq. metres (1503.6 sq. feet)

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Plan produced using PlanUp.