



16 Woollacott Drive, Newton, Swansea, SA3 4RR

£575,000

Welcome to this beautifully designed modern family home, set in a quiet and highly desirable Newton location. Combining contemporary style with practical living, it offers generous space, a landscaped south-facing garden, and excellent links to nearby schools and amenities—making it a superb choice for family life.

At the heart of the home is an expansive open-plan kitchen, and dining area, finished to a sleek contemporary standard and opening seamlessly to the outdoors. A generous lounge offers a welcoming retreat, while a versatile snug provides the perfect setting for a study, media room or playroom.

Upstairs, four well-proportioned bedrooms enjoy ample storage and natural light, with the fourth bedroom benefitting from access to an impressive private balcony.

Porch

Double glazed windows to front and door to hallway

Hallway

With radiator, stairs to the first floor and door to open plan kitchen.

Entrance



Via a frosted double glazed door

Lounge 13'8" x 12'11" (4.17 x 3.95)



Double glazed bay window to front. Radiator and feature fireplace with Wood burner set on tiled hearth.

Lounge



Lounge



Open Kitchen/Dining Room 10'6" x 31'2" (3.21m x 9.50m)



Beautifully appointed kitchen fitted with a range of base and wall units. With marble work tops and a ceramic sink.

Kitchen



kitchen



Dining area and breakfast bar

kitchen



Modern appliances throughout

kitchen



WC 5'8" x 2'5" (1.75 x 0.742)



Dining Room



Separate Dining area

WC with wash basin

Study 20'1" x 8'11" (6.13m x 2.71m)



Two windows to side, window to front.

Snug 10'10" x 10'6" (3.31 x 3.22)



Opening to snug from open plan kitchen breakfast area.

snug



Conservatory 12'10" x 10'7" (3.92 x 3.23)



Window to rear, two windows to side, three windows to front, two patio doors, patio doors to garden.

conservatory



Upstairs Landing area



Spacious and light landing area

Bedroom 1 12'9" x 12'9" (3.88m x 3.89m)



Window to front, fitted wardrobes with mirrored sliding doors.

Bedroom 1



Bedroom 2 11'0" x 12'9" (3.35m x 3.89m)



Large double glazed window, modern double doors to fitted wardrobes.

Bedroom 3 8'1" x 9'2" (2.47m x 2.79m)

Double bedroom

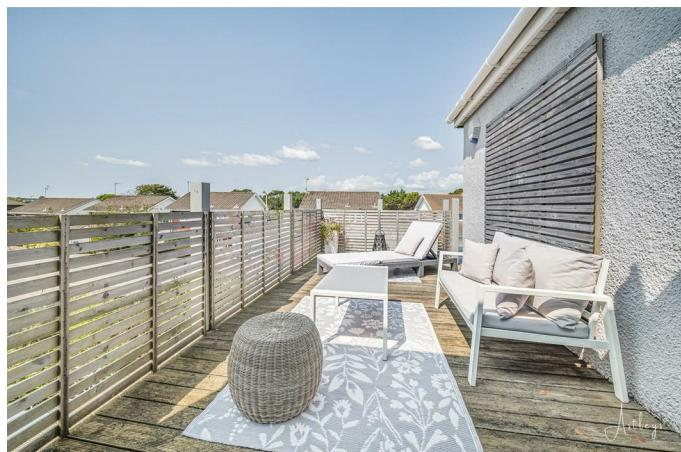
bedroom 3

Bedroom 4 8'0" x 8'7" (2.45 x 2.62)



Set of double glazed doors to the front, leading to a private balcony area.

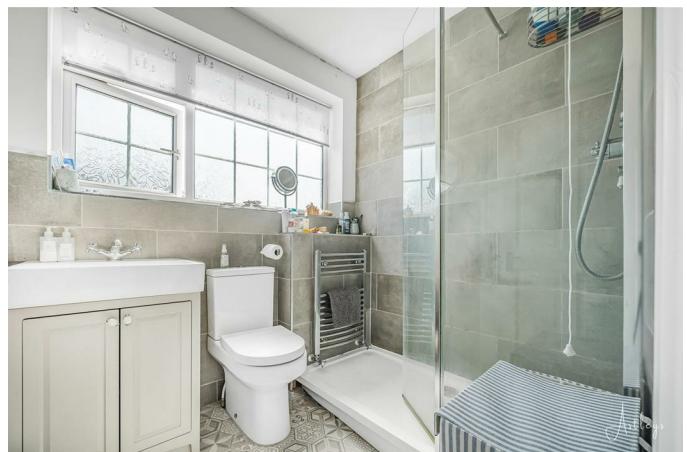
Balcony



Balcony



Bathroom 5'11" x 6'10" (1.81 x 2.09)



Modern bathroom, with window to rear and door to Storage cupboard.

Rear Garden



Landing



Terraced sitting area



South facing, stylish, terraced sitting area

Rear Garden

Large private garden

Rear Garden

Decking area



Second seated area in garden

Ariel view shot



Close proximity to local beaches, including Langland and Caswell.

Another Aspect



Shed



Another Aspect



Storage shed

Garage



Second Decking Area



Large Garage

Front photo

Rear Garden



Tenure

Freehold

Council Tax Band

Council Tax Band - F

Services

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

Floor Plan

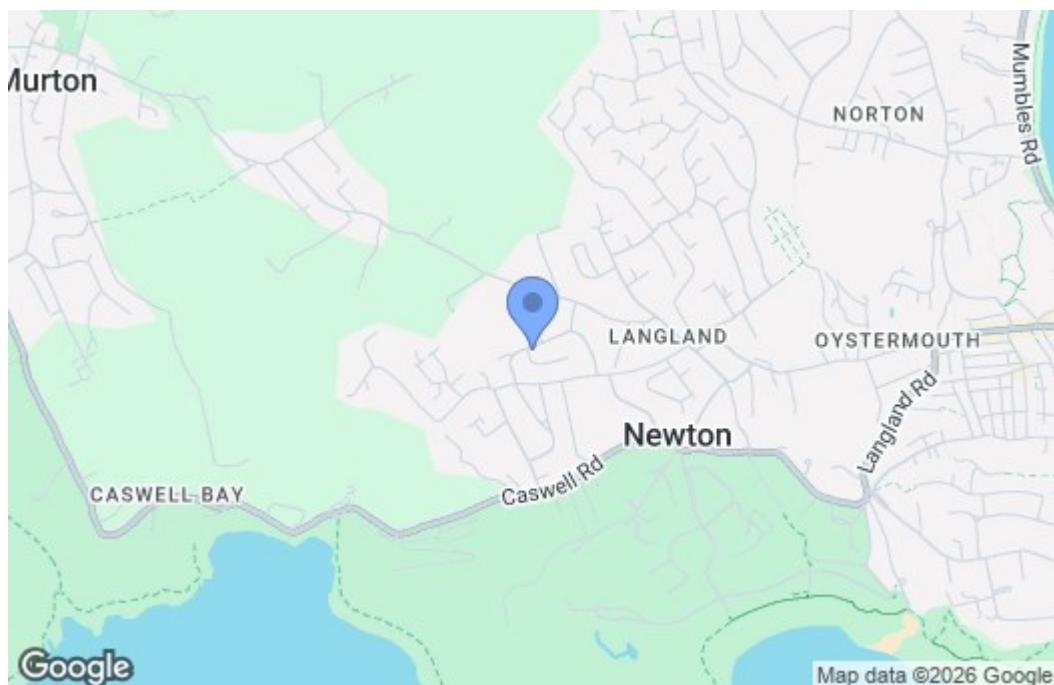


Total area: approx. 153.4 sq. metres (1651.7 sq. feet)

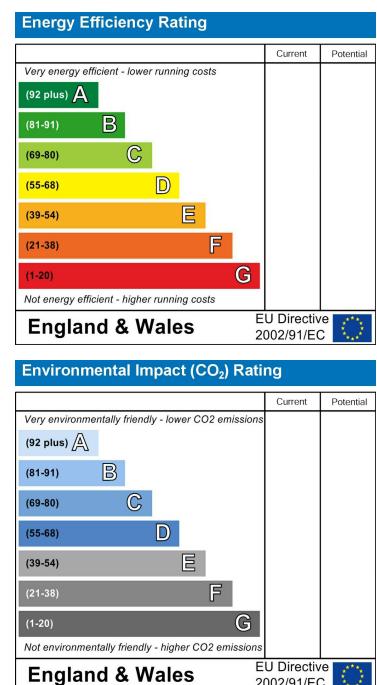
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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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