



MELANIE ANDERSON
Independent Estate Agents POWERED BY **exp** UK

The Orchard, Newton, Swansea, SA3 4UQ

Offers In Region Of £350,000

🛏 3 🚿 1 🚗 2



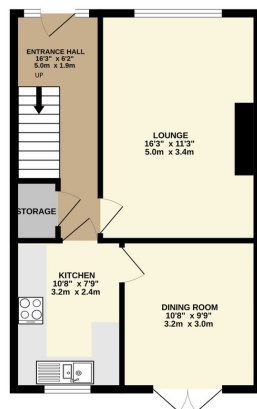
- Three Bedroom Semi-Detached Property
- Two Reception Rooms
- Driveway + Single Car Garage
- Walking Distance to Newton Primary School
- Nearby Beaches of Langland, Caswell and Swansea Bay
- Brand New Roof - Fully Insulated
- Enclosed Rear Garden
- Close to Local Amenities; Park, Shops, Beautician, Pub, Church, Cafe & Mumbles
- Catchment for Bishopston Comprehensive School
- Quote RT001



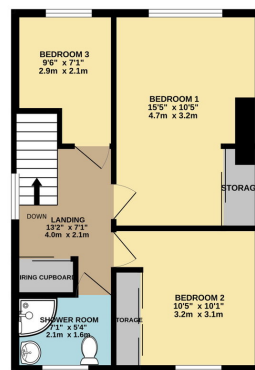
Offered to the market is this three bedroom semi-detached property situated on The Orchard. Set within a desirable residential area in Newton, the property offers generous living accommodation, driveway parking, a garage and well-presented outdoor space to both the front and rear. Benefitting from a flexible ground floor layout, including a lounge, separate dining room and kitchen, off-road parking and a brand new roof. The first floor offers three bedrooms and a shower room. Externally, the property features a front garden with driveway parking leading to the garage, and an enclosed, rear garden with a decked seating area. Located in sought-after Newton, the property is well placed for catchment to Newton Primary School, Bishopston Comprehensive, with additional amenities close by; Newton Park, St Peters Church and Cafe, shops, butchers, etc. A short distance from the village of Mumbles and popular local beaches; Langland and Caswell Bay. Freehold.



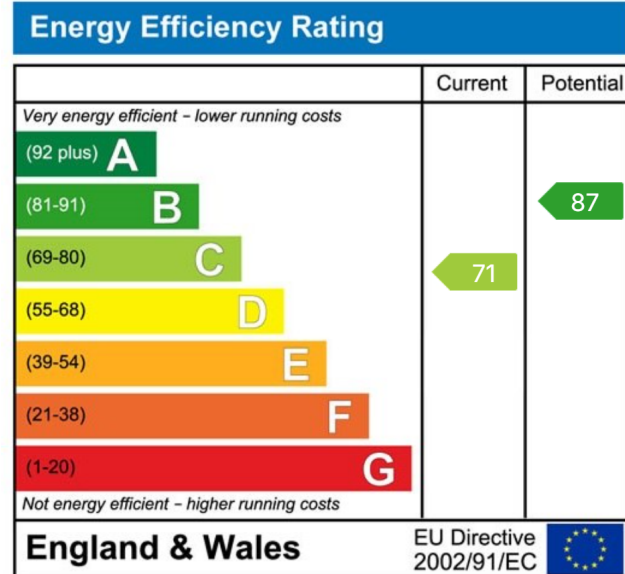
GROUND FLOOR
462 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA: 900 sq.ft. (83.6 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for guidance purposes only and does not constitute a contract. It is recommended that you check the contract you have with your current agent and no guarantee as to their accuracy or efficiency can be given.
Drawn with reference to C1000



01792 805075

Swansea, Mumbles & Cower

sales@melanieanderson.co.uk