



8 Lynton Court, Newton, Swansea, SA3 4TL

Two Bedrooms
Fabulous Garden Room
No Chain

FREEHOLD

681 sqft

OFFERS IN THE REGION OF

£249,995



A beautifully kept home where open living and a sunny courtyard come together with ease.



A considered, light-filled home offering two bedrooms, spacious living space and a beautiful garden room, all tucked quietly within a charming Newton setting.









This delightful two-bedroom home is arranged over two storeys and offers well-balanced accommodation extending to approximately 681sqft. Positioned within a quiet and neatly arranged development, the property combines a sense of privacy with a welcoming community feel.

The ground floor is centred around an attractive open-plan kitchen and living space, designed with modern living in mind. The kitchen is well-appointed with clean, contemporary finishes and flows seamlessly into the living area, creating a sociable and practical layout. To the rear, a charming sun room provides an additional reception space, bathed in natural light and offering a gentle connection to the outdoors.

From here, doors open onto a south-facing courtyard garden—an inviting and manageable space, ideal for enjoying the sun throughout the day with minimal upkeep.

Upstairs, there are two well-proportioned bedrooms, both thoughtfully arranged and served by a modern shower room finished in a crisp, understated style. The overall presentation of the home is excellent, allowing a purchaser to move straight in with ease.

Externally, the development itself is a particular feature. Lynton Court is a small, secluded cluster of homes with off-street parking and a pretty communal courtyard framed by mature trees, creating a calm and neighbourly environment.





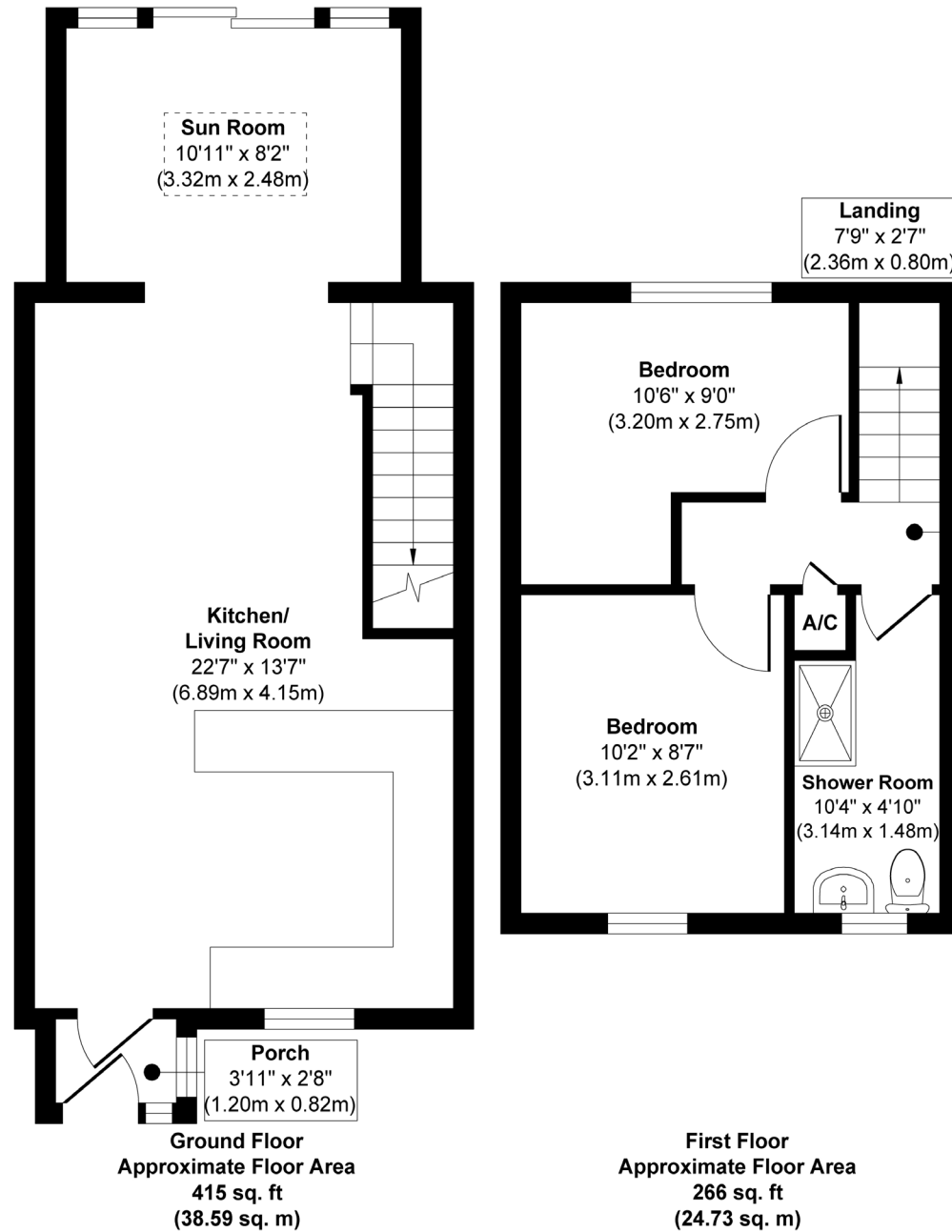
Tenure: Freehold

Services: Mains electricity,
water, drainage and gas
central heating

Council Tax Band: C
(£1,905p.a.)

EPC Rating: TBC





Approx. Gross Internal Floor Area 681 sq. ft / 63.32 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

The Location

Newton is one of the most sought-after residential pockets within Mumbles, offering a quieter, more settled feel while remaining close to the vibrancy of the village.

Mumbles village lies approximately 1 mile away, providing an excellent selection of independent boutiques, cafés, restaurants and the ever-popular Oyster Wharf. For outdoor living, Langland Bay is just 1.2 miles from the property, with Caswell Bay slightly further at around 1.8 miles—both offering beautiful beaches, coastal walks and access to the wider Gower AONB.

Everyday amenities are within easy reach, including Newton Road's local shops and services (approximately 0.5 miles), while larger supermarkets and retail options can be found at Mumbles and Killay (circa 2–3 miles).

The area is well regarded for schooling, falling within the catchment for Newton Primary School (approximately 0.4 miles) and Bishopston Comprehensive School (around 2 miles), both highly sought after.

For those commuting, Swansea city centre is approximately 5 miles away, with access to the M4 motorway (Junction 47) around 6 miles, providing onward links to Cardiff and beyond.

Altogether, this is a location that balances coastal lifestyle, community and convenience with ease.





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