

172 Newton Road,
Newton, Swansea,
SA3 4UD



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Offers Over
£325,000



Life here is shaped by the sea and the easy pace of a well loved coastal village. Cafés, local shops and everyday amenities are close at hand, with the promenade and beaches just a short walk away. Coastal paths follow the curve of the bay, offering space to walk, pause and enjoy the changing light across the water. Parks, good schools and reliable transport links add to the appeal, making this a practical as well as attractive place to live.

The house itself is a well arranged three bedroom terrace with a clear and comfortable layout. The entrance hall leads through to a lounge/dining room that feels settled and welcoming, a room suited to quiet evenings or relaxed weekends. To the rear, the kitchen positioned beyond and arranged for straightforward use.

Upstairs, there are two double bedrooms, both well proportioned, along with a family bathroom. On the second floor you have a third bedroom (with en-suite). The layout is simple and effective, offering a home that is easy to live in and easy to maintain. The property is offered for sale with no onward chain, allowing for a smooth and uncomplicated purchase.

This is a home that supports a coastal lifestyle without fuss. Morning walks by the sea, afternoons in independent cafés and evenings close to home all come together naturally here. It will appeal to downsizers, professionals or buyers looking to enjoy village life by the coast, with countryside and beaches always within reach.



Entrance

Via hardwood door into the porch.

Porch

Foisted glazed hardwood door into the hall. Tiled floor.

Hall

With stairs to the first floor. Door to lounge/dining room. Radiator.

Lounge/Dining Room

23'7" x 10'11"

Door to the kitchen. Double glazed window to the rear. Double glazed sash window to the front. Two radiators. Feature fireplace housing a gas fire. Door to under stair storage.

Kitchen

22'3" x 8'8"

With a set of double glazed windows to the side. Set of double glazed French doors to the rear. Two radiators. Tiled floor. Spotlights. A well appointed kitchen fitted with a range of base and wall units. Running wood block work surface incorporating a ceramic sink with mixer tap over. Space for cooker. Space for fridge/freezer. Plumbing for washing machine. Integral dishwasher.

First Floor

Landing

Stairs leading up to the attic room. Door to bathroom. Doors to bedrooms one and two.

Bathroom

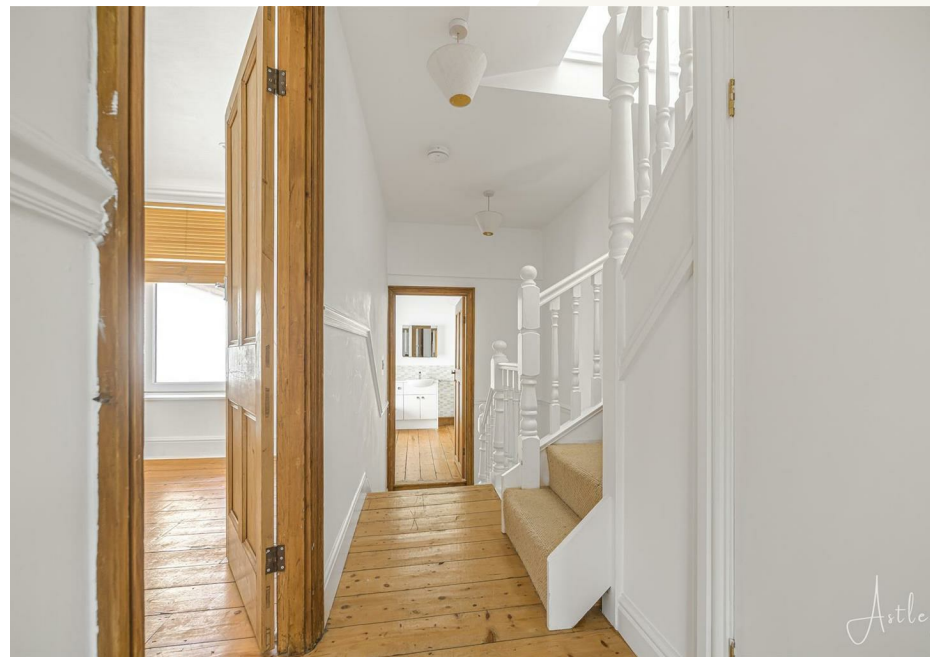
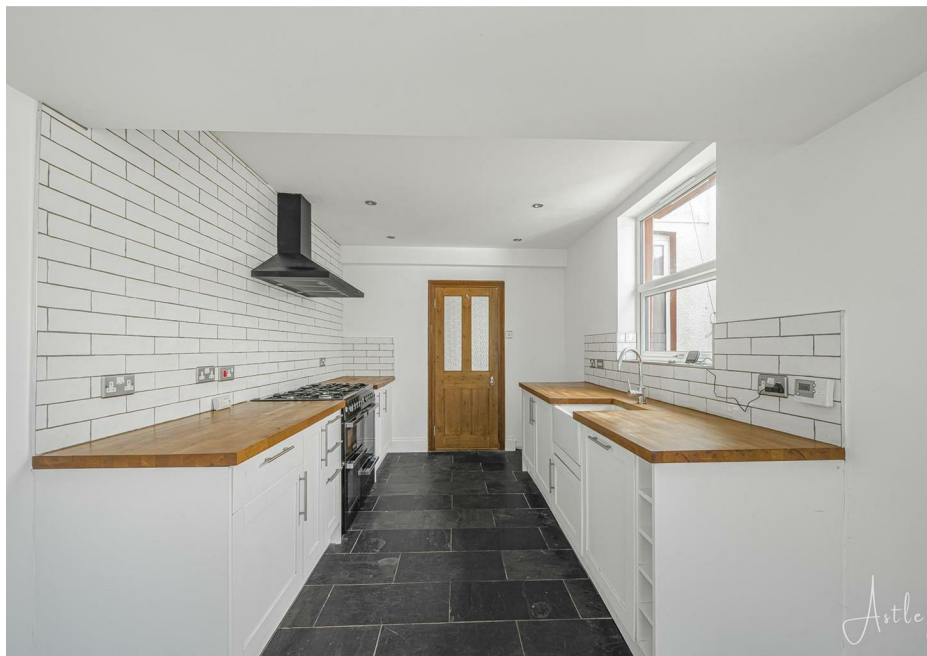
10'11" x 8'11"

With a frosted double glazed window to the side. Bathroom suite comprising; bathtub. Large corner shower cubicle with oversized shower head above. WC. Wash hand basin. Radiator. Spotlights. Extractor fan.

Bedroom One

15'8" x 11'2"

Set of double glazed sash windows to the front. Radiator.



Bedroom Two

9'5" x 12'1"

Double glazed window to the rear. Radiator. Spotlights.

Second Floor

Landing

Velux roof window to the rear. Door to bedroom three.

Bedroom Three

16'6" x 11'5"

Velux roof window to the rear offering sea glimpses. Radiator. Doors to built in wardrobes. Door to eaves storage. Door to en suite.

En-Suite

3'10" x 2'4"

WC. Wash hand basin. Tiled floor. Spotlight. Extractor fan.

External

Rear

Low maintenance gravel garden boarded by wall with room for tables and chairs.

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

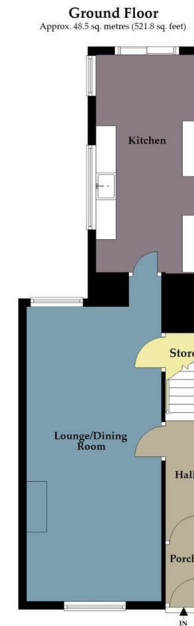
Tenure

Freehold.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		63
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



Total area: approx. 118.5 sq. metres (1275.6 sq. feet)

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Plan produced using PlanIt.