

140 Newton Road,
Newton, Swansea,
City & County Of
Swansea, SA3 4ST

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Offers Over
£350,000



Located in the heart of Mumbles along the ever-popular Newton Road, this attractive three-bedroom semi-detached property offers spacious accommodation, stunning views over Mumbles Bay, and a beautifully maintained garden. Set on a generous plot of approximately 0.12 acres with a total floor area of 1,380 square feet, the home is perfectly positioned to enjoy all that this vibrant coastal village has to offer.

Upon entering the property, you are welcomed by a porch that leads into a spacious hallway. The ground floor comprises a bright and airy lounge to the front, a cosy sitting room, and a well-proportioned kitchen.

Upstairs, the accommodation includes three good-sized bedrooms, with the principal bedroom boasting far-reaching sea views over Mumbles Bay. A family bathroom and a separate cloakroom complete the first floor.

To the rear of the property, you will find a delightful patio seating area, ideal for outdoor dining and entertaining. This leads to a lovely lawned garden that is home to a variety of mature flowers, trees, and shrubs, all bordered by hedging for added privacy. A detached garden shed offers convenient outdoor storage.

This charming home offers the perfect blend of space, character, and location, making it an ideal choice for families or those looking to enjoy the lifestyle that coastal Mumbles has to offer. Early viewing is highly recommended.



Entrance

Is via the side of the property. You have a double glazed sliding door into the porch.

Porch

6'1" x 11'11"

With a glazed hardwood door with glazed side panels into the hallway.

Hallway

12'3" x 8'11"

With stairs to the first floor. Door to storage cupboard. Frosted glazed door to the kitchen. Set of doors to the lounge. Radiator.

Lounge

16'5" x 13'8"

You have a double glazed window to the side and a double glazed bay window offering a pleasant outlook over the rear garden. Two radiators. Feature fireplace.

Kitchen

16'1" x 7'1"

With a glazed window to the front. The kitchen is fitted with a range of base and wall units. Running work surface incorporating a stainless steel sink and drainer unit. Four ring gas hob. Space for washing machine. Integral oven and grill. Radiator. Space for fridge freezer.

Sitting Room

15'6" x 11'11"

You have a set of double glazed windows to the front. Two radiators. Feature fireplace.

First Floor

Landing

You have double glazed window to the side. Door to the cloakroom. Door to storage cupboard. Door to the bathroom. Doors to bedrooms.

Cloakroom

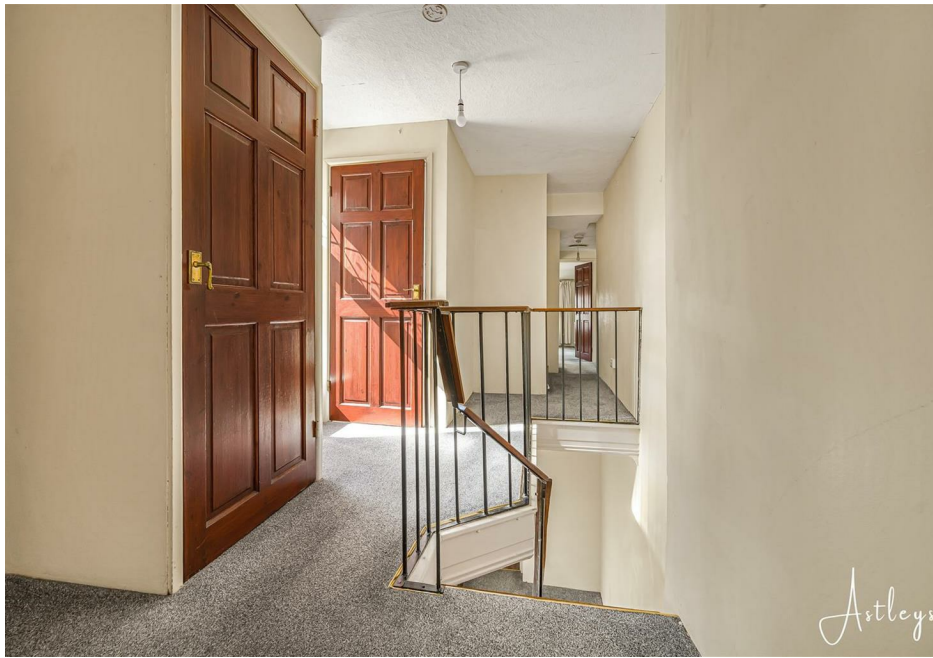
6'2" x 2'8"

You have a frosted double glazed window to the side. Suite comprising; WC. Tiled walls.

Bathroom

5'5" x 6'5"

You have a frosted double glazed window to the side. Suite comprising; bathtub. Wash hand basin. Tiled walls. Chrome heated towel rail.



Bedroom One

15'5" x 11'9"

You have a double glazed window to the side and a double glazed bay window to the rear offering sea views of Mumbles Bay and beyond. Radiator.

Bedroom Two

13'6" x 13'4"

You have a set of double glazed windows to the front. Radiator. Door to built-in storage cupboard.

Bedroom Three

12'8" x 8'4"

You have a double glazed window to the side. Radiator. Doors to built-in wardrobe.

External

Aerial Aspect

Rear

You have a patio seating area which in turn leads to a lawned garden. The garden is home to a variety of flowers, trees and shrubs and is bordered by hedging. Detached garden shed.

Rear Garden

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.



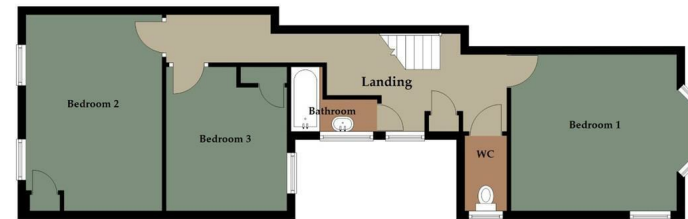


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Ground Floor
Approx. 67.1 sq. metres (722.1 sq. feet)



First Floor
Approx. 61.1 sq. metres (658.2 sq. feet)



Total area: approx. 128.2 sq. metres (1380.2 sq. feet)

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Plan produced using PlanUp.