

94 Summerland Lane,  
Newton, Swansea,  
SA3 4RS

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# 94 Summerland Lane, Newton, Swansea, SA3 4RS

Offers Over

£475,000

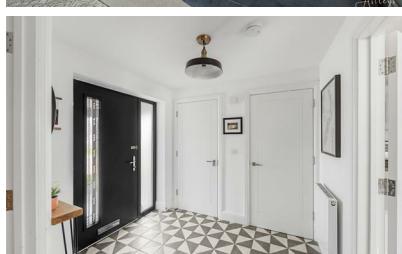


This beautifully presented three-bedroom detached family home is nestled in the highly sought-after location of Newton. Perfectly positioned within close proximity to stunning local beaches and the vibrant village of Mumbles, the property also benefits from falling within the catchment area for the highly regarded Bishopston Comprehensive School.

With a generous floor area of 1289ft<sup>2</sup> and occupying a plot of 0.11 acres, the property offers well-designed living spaces ideal for modern family life. The accommodation comprises an inviting hallway, a convenient cloakroom, a spacious lounge, and a stylish kitchen/breakfast room on the ground floor. Upstairs, the first floor hosts three well-proportioned bedrooms, including a master bedroom with en-suite, along with a family bathroom.

Externally, the property boasts a front driveway with parking for two vehicles leading to a garage. To the rear, there is a low-maintenance garden featuring a patio seating area and an artificial lawn, perfect for outdoor entertaining. A gated side entrance provides easy access to the driveway and garage.

This exceptional home combines modern comfort with an enviable location, making it a wonderful opportunity for families seeking a coastal lifestyle in Newton. **MUST BE SEEN.**



#### Entrance

Via a composite door into the hallway.

#### Hallway

With a radiator. Tile floor. Stairs to the first floor. Door to the cloakroom. Door to storage cupboard. Door to the lounge. Door to the kitchen/breakfast room.

#### Hallway

There are smoke detectors and a sprinkler system throughout.

#### Hallway

#### Cloakroom

4'6" x 4'6"

With a frosted double glazed window to the front. WC. Wash hand basin. Radiator. Tiled floor. Spotlights.

#### Lounge

16'5" x 12'1"

You have a set of double glazed windows to the front. Radiator.

#### Lounge

#### Lounge

#### Lounge

#### Kitchen/Breakfast Room

12'10" x 24'4"

You have a set of double glazed windows to the rear and a set of double glazed bi-fold doors to the rear garden. Two radiators. Central breakfast island with an integral four ring induction hob with extractor hood over. The kitchen is fitted with a range of base and wall units. Running work surface incorporating a one and a half bowl stainless steel sink and drainer unit. Integral fridge. Integral freezer. Plumbing for washing machine. Space for dishwasher. Integral oven and grill. Spotlights. Door to large storage room.

#### Kitchen/Breakfast Room

#### Kitchen/Breakfast Room

#### Kitchen/Breakfast Room

#### First Floor

#### Landing

You have a double glazed window to the side. Loft access. Radiator. Doors to bedrooms. Door to the bathroom. Door to airing cupboard.

#### Bathroom

5'10" x 7'0"

With a Velux roof window to the side. Suite comprising bathtub. WC. Wash hand basin. Chrome heated towel rail. Spotlights. Extractor fan.

#### Bedroom One

14'1 x 13'7

You have a set of double glazed windows to the front. Radiator. Doors to built-in wardrobes. Door to en suite.

#### Bedroom One

#### Bedroom One

#### En-Suite

6'5" x 8'0"

You have a corner shower cubicle. WC. Wash hand basin. Chrome heated towel rail. Tiled floor. Spotlights. Extractor fan.



**Bedroom Two**

94" x 121"

You have a set of double glazed windows to the front. Radiator.

**Bedroom Two****Bedroom Three**

80" x 121"

You have a set of double glazed windows to the rear. Radiator.

**Bedroom Three****External****Aerial Aspect****Aerial Aspect****Aerial Aspect****Front**

You have driveway parking for two vehicles leading to the garage.

**Rear**

You have a patio seating area leading to an artificial lawned garden. Gate to the driveway. Door to the garage.

**Rear Garden****Rear Garden****Rear Garden****Rear Garden****Rear Garden****Rear Garden****Rear Garden****Garage**

203" x 102"

With a 'up and over' door. Power and light.

**Services**

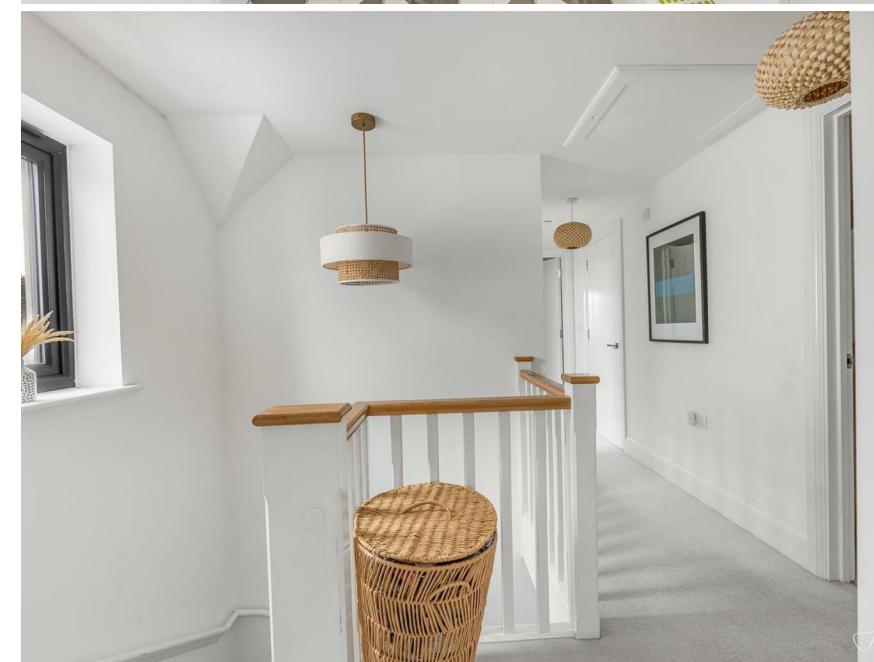
Mains electric. Mains sewerage. Mains water. Broadband type - ultrafast fibre. Mobile phone coverage available with EE, Three, O2 & Vodafone.

**Council Tax Band**

Council Tax Band - F

**Tenure**

Freehold.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 119.8 sq. metres (1289.3 sq. feet)

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Plan produced using PlanIt.