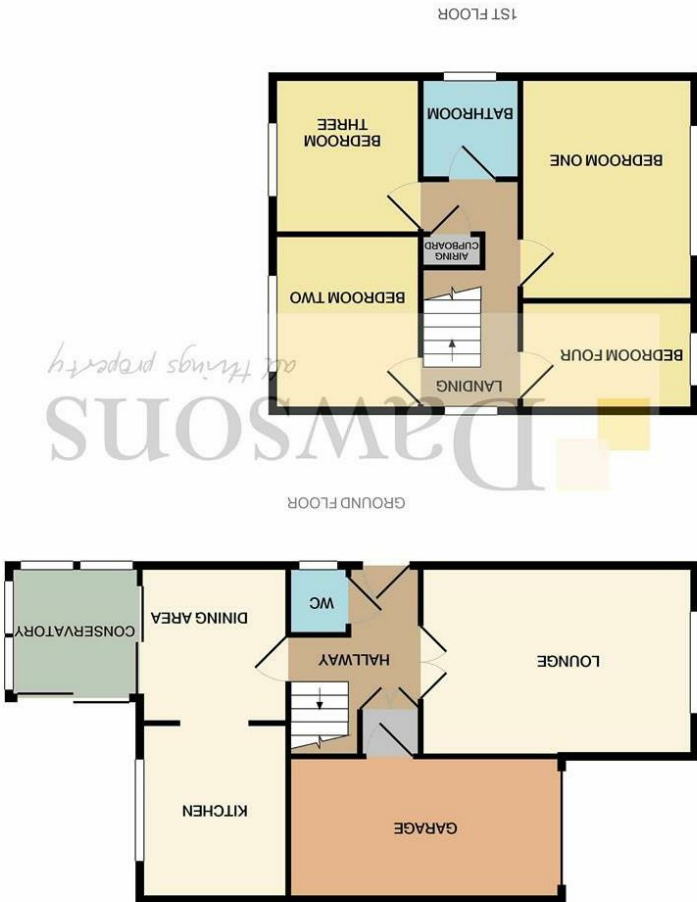


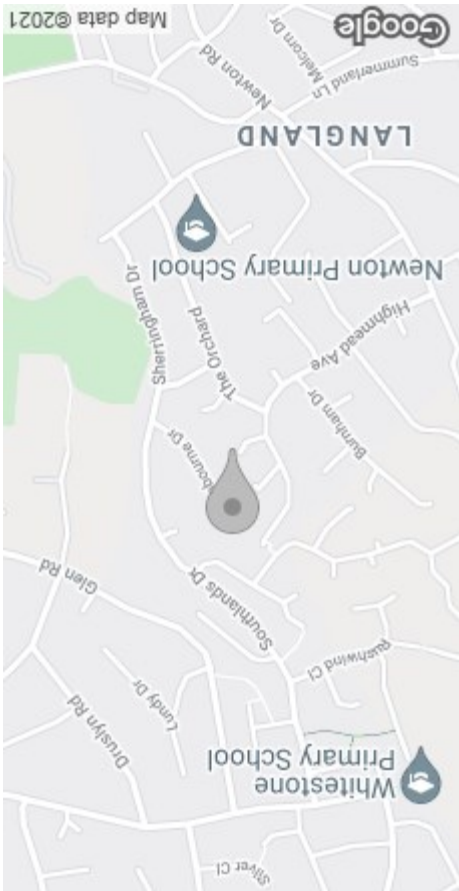
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

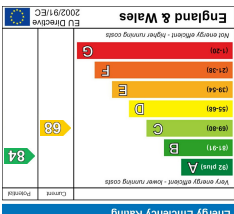
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FLOOR PLAN



AREA MAP



EPC



GENERAL INFORMATION

Opportunity to purchase a charming detached four bedroom family home situated in a quiet cul de sac location close to Newton Primary School and in the catchment area for Bishopston Comprehensive School. The property is conveniently situated to enjoy all that the local area has to offer including Mumbles village and the nearby beaches. The accommodation itself briefly comprises; hall, cloakroom, lounge, kitchen open plan into dining area and a conservatory. To the first floor are four bedrooms and family bathroom. Externally to the front is driveway parking leading to garage along with a lawn area. To the rear is an enclosed and level garden with patio seating areas. Viewing is recommended. EPC - D.

FULL DESCRIPTION

Entrance
Enter via double glazed front door into:

Hallway
8'03 x 7'06 (2.51m x 2.29m)
Built in cupboard with door into garage. Wood effect flooring. Stairs to first floor. Rooms off.

Cloakroom
4'00 x 3'06 (1.22m x 1.07m)
Double glazed frosted window to side. Two piece suite comprising low level W.C and wash hand basin set into vanity unit. Radiator. Tiled splashback and flooring.

Lounge
15'08 x 10'11 (4.78m x 3.33m)
Double glazed window to front. Feature fireplace with decorative wooden surround and marble effect hearth. Radiator. Wood flooring. Coved ceiling.

Dining Area
9'0 x 8'06 (2.74m x 2.59m)
Double glazed sliding doors to conservatory. Radiator. Wood effect flooring. Open plan into:



Kitchen
9'09 x 8'06 (2.97m x 2.59m)
Double glazed window to rear. Fitted with a range of wall and base units with complementary work surfaces over incorporating stainless steel sink and drainer unit with mixer tap. Inset four ring gas hob with electric oven under and chimney style extractor hood above. Space for fridge/freezer. Space and plumbing for washing machine and tumble dryer. Tiled splash back. Wood effect flooring. Spotlights to ceiling.

Conservatory
7'06 x 7'06 (2.29m x 2.29m)
Fully double glazed. Tiled flooring. Sliding doors to garden connecting the interior with the outdoors beautifully.

Landing
13'03 x 5'10 (4.04m x 1.78m)
Double glazed window to side. Built in airing cupboard housing hot water tank. Access to loft space. Rooms off.

Bedroom One
12'06 x 10'00 (3.81m x 3.05m)
Double glazed window to front. Radiator.

Bathroom
6'10 x 5'06 (2.08m x 1.68m)
Double glazed frosted window to side. Three piece suite comprising low level W.C, wash hand basin set over vanity unit and panel bath with electric shower over. Wall mounted chrome towel heater. Tiled walls and flooring. Spotlights to ceiling.

Bedroom Three
8'02 x 7'08 (2.49m x 2.34m)
Double glazed window to rear. Radiator.

Bedroom Two
10'07 x 8'10 (3.23m x 2.69m)
Double glazed window to rear. Radiator.

Bedroom Four
10'00 x 6'03 (3.05m x 1.91m)
Double glazed window to front. Radiator.

External
To the front of the property is a driveway providing off road parking leading to an integral garage, with path leading to the property entrance. The remainder of the garden is a level lawn area housing a variety of plants shrubs and trees. To the rear a paved patio terrace lies adjacent to the property, with a raised level lawn area and path leading to a further patio terrace, bordered with mature shrubs and trees. Side access.

Tenure
Freehold.

