



64 Nottage Road, Newton, Swansea, SA3 4SU  
**£239,950**

A period cottage situated in the village of Newton, within easy access to Mumbles and its local amenities on offer including; shops, boutiques and wine bars, and only a short distance from Langland and Caswell beach. The accommodation comprises, Open plan Lounge diner, kitchen/breakfast room, two double bedrooms and a family bathroom. The property benefits from Gas central heating, double glazing and enclosed rear garden but does require some upgrading. Epc C

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**Entrance**

UPVC door with double glazed panel into:

**Lounge 22'11 x 13'04 (6.99m x 4.06m)**

UPVC double glazed window to front. Stairs to first floor. Flame effect gas fire with wooden surround. Storage cupboards housing gas and electric meters. Radiator. Recess alcoves door into:

**Kitchen 15'08 x 7'11 (4.78m x 2.41m)**

Two UPVC double glazed windows to rear. Fitted with a range of wall and base units with work surface over. Sink and drainer. UPVC double glazed door to rear. Plain and coved ceiling.

**First floor**

**Landing**

Loft access hatch. Doors into:

**Bathroom 7'00 x 5'00 (2.13m x 1.52m)**

UPVC double glazed frosted glass window to rear. Fitted with a three piece suite comprising: Bath. Pedestal wash hand basin and WC. Fully tiled walls. Radiator.

**Bedroom One 13'04 x 10'03 (4.06m x 3.12m)**

UPVC double glazed window to front. Radiator.

**Bedroom Two 12'04 x 7'10 (3.76m x 2.39m)**

UPVC double glazed window to rear. Radiator. Wall mounted gas combination boiler.

**External**

**Front**

Path leading to entrance door. Enclosed paved forecourt.

**Rear**

Paved patio area, with pathway leading to lawned garden area with a range of mature shrubs and trees.

**TENURE:** Freehold

**COUNCIL TAX:** D

**EPC** C

**VIEWING:** STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 367301

