



64 Nottage Road, Newton, Swansea, SA3 4SU  
Offers In The Region Of £215,000



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 updating. 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

