



67 Southward Lane, Newton, Swansea, SA3 4QD  
£449,950

Opportunity to purchase a four bedroom family home situated in Newton on the fringes of the Gower Peninsular set back off the road with an excellent degree of privacy This well presented traditional feel family home offers light and airy accommodation with a welcoming feel, the property also benefits from partial sea views from the front first floor. The property benefits from being in Newton and Bishopston school catchments and briefly comprises: porch, entrance hallway, lounge, dining room, kitchen and conservatory. To the first floor are four bedrooms and a family bathroom. Externally to the front is driveway parking and a lawned garden area. To the rear the garden is enclosed with a patio seating area, level garden laid to lawn bordered with mature flower beds and a bbq patio area. Planning has previously been permitted for a single storey extension to the rear (planning application number is 2015\_2008) Viewing is recommended. EPC E

£449,950



**Entrance**

Enter via double glazed front door into:

**Porch**

Original tiled flooring. Double glazed windows to side and front. Door into:

**Hallway**

Double glazed window to side. Original tiled flooring. Under stairs storage cupboard. Radiator. Stairs to first floor. Rooms off.

**Dining Room 10'10 x 14'04 (3.30m x 4.37m)**

Double glazed window to front. Feature fireplace with slate hearth. Original wood flooring. Radiator.

**Lounge 11'06 x 16'10 (3.51m x 5.13m)**

Double glazed french door to garden. Feature fireplace with wood surround and slate hearth. Original coving to ceiling. Original wood flooring. Radiator.

**Kitchen 8'05 x 20'02 (2.57m x 6.15m)**

Fitted with a range of French Oak wall and base units with work surfaces over, inset porcelain sink with drainer unit and mixer tap over, walls tiled to splash back. Inset multifuel cooker with 6 ring hob, double oven and grill into feature recess with mantle over. Integrated fridge, freezer, washing machine and dishwasher. Space for tumble dryer. Wall mounted gas combi central heating boiler. Slate tiled flooring. Coving and spot lights to ceiling. Double glazed french doors to:

**Conservatory 9'03 x 9' (2.82m x 2.74m)**

Fully double glazed with door to garden. Oak wood flooring. Modern upright radiator.

**Stairs to first floor**

Double glazed window to side.

**Landing**

Access to loft space. Rooms off.

**Bedroom One 9'02 x 11'10 (to wardrobes) (2.79m x 3.61m (to wardrobes))**

Double glazed window to front with partial sea views over Swansea Bay. Original coving to ceiling. Radiator. Floor to ceiling built in wardrobes with ample hanging space and shelving.

**Bedroom Two 11'02 x 11'11 (3.40m x 3.63m)**

Double glazed window to rear. Radiator.

**Bedroom Three 8'07 x 8'10 (2.62m x 2.69m)**

Double glazed window to rear. Radiator.

**Bathroom**

Fitted with a three piece suite comprising wc, wash hand basin and bath with mains shower over. Partly tiled walls. Coving and spotlights to ceiling. Radiator. Frosted glass double glazed window to side.

**Bedroom Four 8'11 x 7'06 (at widest point) (2.72m x 2.29m (at widest point))**

Double glazed window to front with partial sea views over Swansea bay. Radiator.

**External**

**Front**

Driveway parking along with garden area laid to lawn. Gated side access to rear garden.

**Rear**

An enclosed and level garden laid to lawn bordered with mature flower beds along with a raised BBQ seating area and further patio seating area. Side access to the front of the property.

**TENURE:** Freehold

**COUNCIL TAX:** F

**EPC RATING:** E

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

