



10 Lambourne Drive, Newton, Swansea, SA3 4UW  
Asking Price £239,500



We are delighted to offer for sale this three bedroom mid terrace house. Situated in the popular area of Newton. The property location comes within the Newton and Bishopston School catchments. Set within close proximity of all local amenities and within a mile and a quarter of the bustling seaside village of Mumbles and the wealth of shops, cafes and restaurants it offers. The accommodation briefly comprises, hallway, lounge open plan into dining room and kitchen. To the first floor are three bedrooms and a family bathroom. Externally to the front is a level garden laid to lawn with pathway leading to front door and to the rear is an enclosed garden laid to lawn along with a patio seating area. The property also benefits from off road parking and a single garage. Viewing is recommended to appreciate the location this property has on offer. EPC D

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**Entrance**

Enter via double glazed frosted glass door into:

**Hallway**

Under stairs storage cupboard. Radiator. Coving to ceiling. Stairs to first floor. Rooms off.

**Lounge 10'6 x 14'3 (3.20m x 4.34m)**

Double glazed window to front. Feature fireplace with inset fire and marble effect surround. Coving to ceiling. Open plan into:

**Dining Room 9'5 x 10'4 (2.87m x 3.15m)**

Double glazed sliding patio doors to garden. Coving to ceiling. Radiator. Door to:

**Kitchen 8' x 10'4 (2.44m x 3.15m)**

Fitted with a range of wall and base units with work surfaces over, stainless steel sink with drainer unit and mixer tap over. Four ring hob with oven and grill under and extractor hood over. Space and plumbing for washing machine. Space for fridge/freezer. Coving to ceiling. Double glazed window to rear. Double glazed door to garden.

**Stairs to first floor**

**Landing**

Access to loft space. Airing cupboard housing hot water tank with shelving. Rooms off.

**Bedroom One 9'7 x 14'4 (2.92m x 4.37m)**

Double glazed window to front. Fitted with floor to ceiling wardrobes with hanging space and shelving. Coving to ceiling. Radiator.

**Bedroom Two 9'6 x 10'5 (2.90m x 3.18m)**

Double glazed window to rear. Coving to ceiling. Radiator.

**Bedroom Three 8'1 x 6'7 (2.46m x 2.01m)**

Double glazed window to rear. Coving to ceiling. Radiator.

**Bathroom**

Fitted with a four piece suite comprising: shower cubicle with electric shower, wc, wash hand basin set into vanity unit and bath. Tiled walls. Coving to ceiling. Double glazed frosted glass window to rear.

**Externally**

**Front**

Level lawn area bordered with mature trees and shrubs, pathway leading to front door. The property also benefits from off road parking and a single garage.

**Rear**

Patio seating area with steps to level and enclosed garden laid to lawn bordered with various flowers, trees and shrubs.

**TENURE:** Freehold

**COUNCIL TAX:**

**EPC RATING:** D

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

