



8 Lady Housty Avenue, Newton, Swansea, City & County Of Swansea, SA3 4TS

Offers In Excess Of £575,000

A truly impressive four double bedroom family home set over three floors in the highly sought after location of Lady Housty Avenue. The property falls within the catchment area of the highly regarded Bishopston Comprehensive School and is just a short distance from Langland Bay, Caswell Bay and the vibrant seaside village of Mumbles.

The well proportioned accommodation comprises; To the ground floor you have a cloakroom, living room, an open plan kitchen/dining room perfect for modern family life and a large conservatory. To the first floor there are three bedrooms (master with en-suite) and a family bathroom. The the second floor there is another double bedroom.

Viewing is highly recommended and essential to appreciate all this beautiful home has to offer. EER-D64

Entrance Porch 6'3" x 4'10" (1.91 x 1.48)

Entered via double glazed door to side. Double glazed window to front. Door to hallway. Tiled floor.

Inner Hallway 8'9" x 3'0" (2.66 x 0.92)

Radiator. Door to downstairs shower room. Door to kitchen/dining room. Tiled floor.

Hallway 15'9" x 6'11" Max (4.80 x 2.10 Max)

Doors to living room, and Inner hallway Under stairs storage cupboard. Stairs to first floor. Radiator. Frosted double glazed window to side.

Living Room 24'10" x 11'5" Max (7.56 x 3.49 Max)

A large room with double glazed bay window to front and frosted glazed window to side. Two radiators. Gas fire set on a marble hearth with wood surround.

Kitchen/ Dining Room 18'10" x 17'2" (5.73 x 5.22)

A superb open plan kitchen/dining room. Fitted with a range of base and wall units. Running work surfaces incorporating a one and half drainer sink. Two Integrated fridges, two integrated freezers, integrated washing machine, integrated tumble dryer, integrated dishwasher. Rangemaster gas cooker. Large central island with base units. Two double glazed doors to conservatory. Two double glazed windows to side. Two radiators.

Conservatory 9'7" x 19'10" (2.91 x 6.05)

A large conservatory with glass roof. Two radiators. Double glazed windows. Double glazed patio doors to rear garden. Tiled floor.

Shower room

Low level W.C. Wash hand basin. Shower cubicle. Tiled walls and floor. Radiator. Frosted double glazed window to side.

Landing

Doors to bedroom one, two and three and family bathroom. Stairs to second floor. Door to airing cupboard housing combination Worcester boiler. Door to storage cupboard.

Bedroom 1 11'11" x 11'6" (3.63 x 3.50)



Double glazed bay window to front. Radiator. Door to en-suite.

En - Suite

Frosted double glazed window to front. Shower. Wash hand basin. Low level W.C. Chrome heated towel rail. Tiled floors and walls.

Bedroom 2 11'5" x 10'8" (3.49 x 3.26)



Two double glazed windows to side. radiator.

Bedroom 3 10'7" x 15'1" (3.23 x 4.61)



Double glazed window to rear. Radiator.

Bathroom 14'7" x 7'7" (4.44 x 2.32)



Jacuzzi bathtub. Shower. His and hers wash hand basins with vanity unit. Low level W.C. Radiator. Double glazed window to rear. Tiled walls and floor

Bedroom 4 24'3" Max x 11'9" (7.39 Max x 3.58)



With velux windows to side, front and rear. Two radiators. Eaves storage.

Front Garden

Brick paved driveway with parking for three cars. Side access.

Rear Garden



A pleasant, low maintenance rear patio garden. Hot tub. Side access. Shed with power and light.

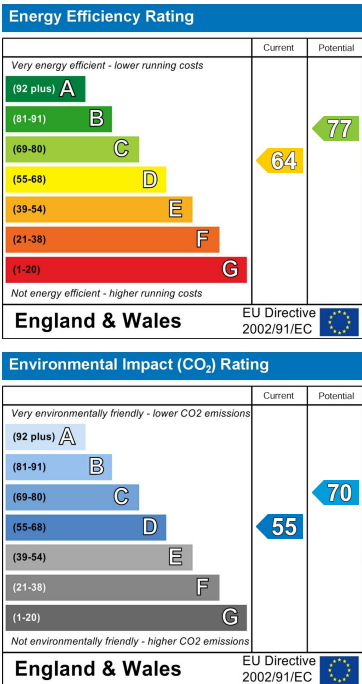
Floor Plan



Area Map



Energy Efficiency Graph



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