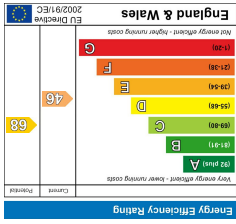
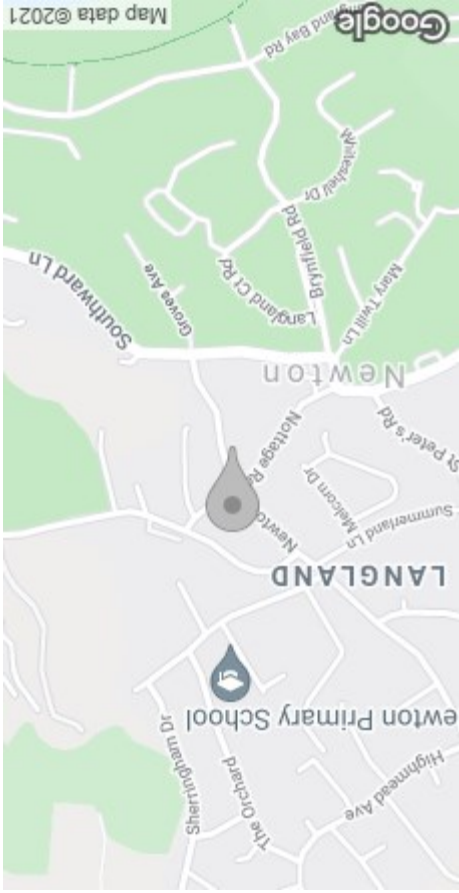


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with floorplan 2020



EPC



AREA MAP



FLOOR PLAN



67 Southward Lane
 Newton, Swansea, SA3 4QD
 Offers In Excess Of £425,000



GENERAL INFORMATION

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

FULL DESCRIPTION

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" (3.30 x 4.37)

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

Lounge

11'06" x 16'10" (3.51 x 5.13)

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" (2.57 x 6.15)

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 9'0" (2.82 x 2.74)

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) (2.79 x 3.61 (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" (3.40 x 3.63)

Double glazed window to rear. Radiator.

Bedroom Three

8'07" x 8'10" (2.62 x 2.69)

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) (2.72 x 2.29 (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

