



15 Sherringham Drive, Newton, Swansea, SA3 4UG
Asking Price £265,000

Opportunity to purchase a four bedroom semi detached home. The 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 property briefly comprising entrance hallway, open plan lounge/dining room, conservatory and kitchen to the ground floor. To the first floor are four bedrooms and a family bathroom with separate W.C. Externally is a driveway, garage and laid to lawn garden to the front. To the rear you will find a patio terrace and garden laid to lawn housing mature plants and shrubs. The property is in need of some modernising enabling any purchaser to add their own stamp. Viewing recommended to appreciate potential offered.

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Entrance

Enter via uPVC front door into:

Hallway

Stairs to first floor with storage cupboard under. Radiator. Coved ceiling. Doors to:

Open Plan Lounge/Dining Room

Lounge 13'0 x 10'9 (3.96m x 3.28m)

Double glazed window to front. Feature working fireplace set in stone surround with wooden mantle offering an attractive focal point. Arch through to:

Dining Room 10'10 x 10'0 (3.30m x 3.05m)

Space for large dining table. Radiator. Coved ceiling. Doors leading to:

Conservatory 13'0 x 11'0 (3.96m x 3.35m)

Double glazed windows to side and rear. Two radiators. Double doors leading out to rear connecting the garden and home beautifully.

Kitchen 13'0 x 10'5 (3.96m x 3.18m)

Double glazed window to rear and door to side. Fitted with a range of wall, base and drawer units with complementary work surfaces over incorporating stainless steel sink and drainer unit. Spaces for cooker, washing machine and fridge/freezer. Door to pantry. Radiator. Tiled flooring.

First Floor

Landing

Spacious landing with attractive stained glass window over stairs. Access to attic via hatch. Door to airing cupboard housing tank.

Bedroom Four 9'0 x 7'0 (2.74m x 2.13m)

Currently utilised as a dressing room. Double glazed window to rear. Radiator.

W.C

Double glazed privacy window to rear. Low level W.C. Part tiled walls.

Bathroom

Double glazed privacy window to rear. Comprising pedestal wash hand basin and panel bath with shower attachment over. Wall mounted towel heater. Fully tiled walls.

Bedroom Two 11'10 x 10'0 (3.61m x 3.05m)

Double glazed window to rear. Radiator.

Bedroom One 13'0 x 11'0 (3.96m x 3.35m)

Double glazed window to front. Radiator.

Bedroom Three 10'0 x 7'0 (3.05m x 2.13m)

External

Front

Driveway parking leading to single garage. Remainder of the garden is laid to lawn housing mature trees and shrubs.

Rear

Paved patio terraces adjacent to property offering the perfect setting for a spot of al-fresco dining. Leading to the remainder of the garden which is laid to lawn housing mature plants and shrubs.

DIRECTIONS

From our Mumbles office proceed through the traffic lights up Newton Road. At the junction turn right and then first right onto Slade Road. Take the third turning left onto Sherringham Drive. The property is situated on the left hand side.

TENURE: Freehold

COUNCIL TAX: E

EPC RATING: D

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

