



16 Hadland Terrace, Norton, Swansea, SA3 5TT  
Asking Price £230,000



We offer for sale a semi detached home still retaining some original features, set within this highly popular area of Norton, ideally situated to take advantage of all local amenities, including the bustling seaside village of Mumbles that benefits from shops, wine bars and restaurants as well as being catchment area for popular primary schools. The property briefly comprises hallway, cloakroom, open plan lounge/dining area leading through to an L-shape kitchen. To the first floor are three bedrooms and a family bathroom. To the second floor is the fourth bedroom boasting some sea views. Laid to lawn garden to front, decked seating area to the rear also patio/lawn. Viewing recommended to appreciate this family home that offers versatile living. No chain.

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**Entrance**  
Enter via wooden door into:

**Hallway**  
Stairs to first floor with under stairs storage cupboard housing electric meter. Radiator. Wooden effect flooring. Doors to:

**Storage Cupboard**  
Housing practical shelving.

**Cloakroom**  
Window to side. Comprising Low level W.C and wash hand basin. Wall mounted boiler. Part tiled walls. Plain plastered ceiling with spot lights.

**Lounge/Dining Area 27'55 x 12'0 (9.63m x 3.66m)**

**Lounge**  
Large sash window to front allowing plenty of natural light into this spacious room creating a bright and airy feel. Real working fireplace with brick surround, wooden lintel and slate hearth offers an attractive focal point. Radiator. Wood effect flooring. Open to:

**Dining Area**  
A further working fireplace with brick and wooden surround is a lovely feature to the space. Plain plastered ceiling. Arch into :

**Kitchen (L-shape) 17'0 x 16'0 (5.18m x 4.88m)**  
Window and patio door to rear connecting the garden and home beautifully as well as two Velux windows which makes for a bright and spacious feel. Fitted with a range of wall, base and drawer units with complementary work surfaces over incorporating stainless steel sink and drainer unit with mixer tap. Integrated electric

oven with five ring gas hob over and stainless steel chimney style extractor above. Spaces for washing machine, tumble dryer, dishwasher and fridge/freezer. Splash back tiles. Radiator. Wood effect flooring. Plain plastered ceiling with spot lights.

**First Floor**

**Landing**  
Cupboard over stairs with shelving. Step up to:

**Bathroom**  
Privacy window to rear. Three piece suite comprising low level W.C, pedestal wash hand basin and panel bath with shower over. Fully tiled walls and flooring. Plain plastered and coved ceiling.

**Bedroom One 12'0 x 12'0 (3.66m x 3.66m)**  
Window to rear. Feature decorative fireplace. Radiator. Wooden flooring. Plain plastered and coved ceiling.

**Bedroom Two 11'0 x 9'0 (3.35m x 2.74m)**  
Window to front. Radiator. Plain plastered and coved ceiling.

**Bedroom Three 10'0 x 7'0 (3.05m x 2.13m)**  
Window to front. Radiator. Plain plastered and coved ceiling.

**Stairs To Second Floor**

**Bedroom Four 13'0 x 11'0 (3.96m x 3.35m)**  
Velux window to front and window to rear with partial sea views. Plain plastered ceiling.

**External**

**Front**  
Gated entrance with steps down with pathway leading to property with remainder of garden is laid to lawn.

**Rear**  
Decked seating area offering the perfect location for a spot of al fresco dining. Steps lead down to low maintenance garden which is part patio part astro turf.

**DIRECTIONS**  
From our Mumbles office continue down Newton Road. Turn left at roundabout. Take first left onto Norton Road. Turn right at junction. Take the first left opposite the school onto Hadland Terrace. The property is situated on the left hand side.

**TENURE:** Freehold

**COUNCIL TAX:** E

**EPC RATING:** E

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

