



14 New Well Lane, Newton, Swansea, SA3 4SR
Offers In The Region Of £425,000

Dawsons
estate agents

Opportunity to purchase a spacious, charming and traditional four bedroom detached home. The property is situated in the most picturesque setting and benefits from an excellent degree of privacy with woodland views. The accommodation itself briefly comprises: hallway, lounge, kitchen/breakfast room, bedroom and en-suite bathroom. To the first floor are a further three bedrooms and a bathroom with separate W.C. Externally there is driveway parking to the front including lawn and seating areas which connect to the home effortlessly. To the rear is an elevated decked sun terrace surrounded with mature shrubbery with additional garden to the side. Viewing is highly recommended to appreciate this lovely property and peaceful setting offered.

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Entrance

Enter via front door into:

Porch

Two double glazed windows to front and one to side. Tiled flooring. Internal glazed door into:

Hallway

Stairs to first floor with under stairs storage. Radiator. Parquet flooring. Plain plastered and coved ceiling. Doors to:

Lounge 18'3 x 12'0 (5.56m x 3.66m)

Double glazed bay window to front along with a double glazed window to side providing plenty of natural light, giving this spacious room a bright and airy feel. A feature fireplace houses a wood burning stove (not currently in use) offering an attractive focal point. Radiator. Plain plastered and coved ceiling.

Kitchen/Diner 21'11 x 15'11 (6.68m x 4.85m)

Kitchen

A bespoke made kitchen fitted with a range of base and drawer units with complementary oak work surfaces, with Granite work surface incorporating ceramic sink and drainer unit with mixer tap. Integrated dishwasher. Spaces for fridge/freezer and range cooker. Tiled splash back. Engineered oak flooring. Plain plastered and coved ceiling.

Double glazed window and door to rear along with an additional window to side.

Storage Cupboard

Housing shelving, plumbing for washing machine and space for freezer.

Bedroom Four 13'9 x 13'4 (4.19m x 4.06m)

Versatile space currently a sitting room but could be utilised as an additional bedroom if so desired. Double glazed window to side. Storage cupboards. Radiator. Door to:

Bathroom 8'9 x 5'6 (2.67m x 1.68m)

Double glazed frosted window to side. Three piece suite comprising low level W.C., pedestal wash hand basin and p-shape bath with shower over. Chrome towel heater. Part tiled walls and tiled flooring.

First Floor

Landing

Double glazed stained glass windows to front and rear. Access to attic which is part boarded and houses water tank. Plain plastered ceiling. Doors to:

Bedroom One 11'10 x 11'7 (3.61m x 3.53m)

Double glazed window to front. Fitted wardrobes. Radiator. Plain plastered ceiling.

Bedroom Two 12'2 x 10'5 (3.71m x 3.18m)

Double glazed bay window to front. Fitted wardrobes. Radiator. Original wooden flooring. Plain plastered ceiling.

Bedroom Three 12'4 x 9'3 (3.76m x 2.82m)

Double glazed windows to side and rear. Double storage cupboard. Radiator.

Bathroom

Double glazed frosted window to side. Three piece suite comprising pedestal wash hand basin, panel bath and separate walk in shower cubicle with glass enclosure. Radiator. Airing cupboard housing boiler.

W.C.

Double glazed frosted window to rear. Low level W.C. Tiled walls and flooring.

External

Front

Driveway leading to garage providing ample off road parking. A paved patio terrace lies adjacent to the property with the remainder of the garden laid to lawn housing mature shrubs and trees. Fully enclosed to all sides providing a good deal of privacy.

Rear

To the rear is a raised decked terrace, offering the perfect setting for some outdoor entertaining or equally just to sit and relax, enjoying the wonderful tranquillity of your surroundings.

TENURE: Freehold

COUNCIL TAX: G

EPC RATING: D

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