



17 Burnham Drive, Newton, Swansea, SA3 4TW
Offers In The Region Of £235,000

Opportunity to purchase a charming three bedroom semi-detached home in Newton, within walking distance of Newton primary school and benefitting from being within the highly regarded Bishopston comprehensive school catchment. The property is ideally situated to take advantage of all local amenities including local park, frequent bus routes and the nearby bustling seaside village of Mumbles. The accommodation itself briefly comprises: hallway, lounge and kitchen/dining area. To the first floor is a family bathroom and three bedrooms. Viewing recommended to appreciate convenient location and home on offer. No chain.

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Entrance

Enter via front door into:

Hallway

Stairs to first floor. Radiator. Door to:

Lounge 19'11 x 11'6 (6.07m x 3.51m)

Double glazed window to front providing plenty of natural light, giving this spacious room a bright and airy feel. A feature fire place housing a coal effect gas fire set within a wooden surround offers an attractive focal point. Radiator. Coved ceiling. Door to:

Kitchen/Dining Area 14'10 x 10'1 (4.52m x 3.07m)

Double glazed patio door to rear connecting the garden and home beautifully. Space to accommodate large dining table. Storage cupboard. Radiator. Tiled flooring. Arch through to kitchen with double glazed window to rear. 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. Tiled splash back. Integrated appliances include microwave oven, eye level double oven and four ring electric hob with stainless steel chimney style extractor hood over. Washing machine and fridge/freezer. Tiled flooring continued from dining area.

Landing

Airing cupboard housing boiler and shelving. Doors to:

Bathroom

Double glazed frosted window to rear. Three piece suite comprising low level W.C, pedestal wash hand basin and panel bath. Chrome towel heater. Tiled walls.

Bedroom One 11'11 x 8'2 (3.63m x 2.49m)

Double glazed window to front. Fitted wardrobes. Radiator.

Bedroom Two 11'6 x 8'3 (3.51m x 2.51m)

Double glazed window to rear. Radiator.

Bedroom Three 8'6 x 6'8 (2.59m x 2.03m)

Double glazed window to front. Radiator.

External

Front

A paved driveway provides ample off road parking. The remainder of the garden is laid to lawn with a pathway leading to the front of the property. Gated pedestrian access to:

Rear

A paved patio terrace lies adjacent to the property offering the perfect setting to sit and relax. A shed to the side of the garden offers practical storage. The remainder of the well maintained garden is laid to lawn with a raised bed to the top of the garden housing a variety of mature plants and shrubs. Fully enclosed to all sides providing a good deal of privacy.

DIRECTIONS

Sat Nav - 17 Burnham Drive SA3 4TW

TENURE: Freehold

COUNCIL TAX: E

EPC RATING: C

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

