



19 Crestacre Close, Newton, Swansea, SA3 4UR
Asking Price £417,950

A delightful detached four bedroom family home. Situated in the popular area of Newton. The property location comes within the highly regarded Newton primary and Bishopston comprehensive school catchments. Set within close proximity of all local amenities and within a mile and a quarter of the bustling seaside village of Mumbles. The property itself comprises: Hallway, cloakroom, lounge, sitting room, kitchen/diner, utility room and office/ playroom . To the first floor are four bedrooms, bathroom and shower room. Double glazed throughout and gas central heating. Externally, enclosed driveway provides parking. To the rear laid to lawn gardens, decking area and patio seating areas connect to the home effortlessly. Viewing is highly recommended to appreciate the standard of living and property on offer.

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ENTRANCE

Via UPVC double glazed door into hallway.

HALLWAY

Stairs to first floor with understore storage. Laminate flooring throughout, door leading to:

CLOAKROOM

Double glazed window to front. Low level W.C and bowl style wash hand basin with mixer tap on wooden stand. Stainless steel towel radiator. Modern tiled walls and floor.

RECEPTION ROOM 16'6 x 11'08 (5.03m x 3.56m)

Double glazed window overlooking the garden. Pendant ceiling light. Radiator. Solid oak flooring. Sliding double doors and Door leading to:-

LOUNGE 10'5 x18'2 (3.18m x 5.54m)

UPVC double glazed Bay window to front and window to back. Two radiators. Carpet. Pendant ceiling lights. Skim ceilings throughout. Door leading through to:-

KITCHEN 15' 4 x 18'06 (4.57m 0.10m x 5.64m)

Well fitted with a range of wall and base units with granite work surfaces over. Inset double Belfast sink with mixer tap. Space for range style cooker and American style fridge/freezer. Centre island with granite work surface (used as breakfast bar) base units below and under counter dish washer. Radiator. Slate tiled floor. Vaulted ceiling with four Velux windows. Double patio doors leading out to the garden:

UTILITY ROOM 5'04 x 7'04 (1.63m x 2.24m)

Radiator. Space for washing machine and tumble dryer. Worcester boiler. Door leading to side entrance.

OFFICE/PLAY ROOM 17'09 x 8'05 (5.41m x 2.57m)

Laminate oak Flooring. Radiator. UPVC double glazed windows to front and side.

STAIRS TO FIRST FLOOR

SHOWER ROOM

Walk in shower room. Tiled floor to ceiling. Heated towel rail. Double glazed window to front.

BEDROOM 1 10' x 18'3 (3.05m x 5.56m)

UPVC double glazed window to front and rear. Radiator. Carpet.

BATHROOM 7'5 x 8'07 (2.26m x 2.62m)

Tiled floor to ceiling. His and hers sink. Heated towel rail.

BEDROOM 2 8'9 x 9'05 (2.67m x 2.87m)

UPVC double glazed window overlooking the garden. Radiator.

MASTER BEDROOM 11'10 x 10'6 (3.61m x 3.20m)

UPVC double glazed window to rear. Radiator. Carpet. Pendant ceiling light.

BEDROOM 4/WARDROBE 6'02 x 13'01 (1.88m x 3.99m)

Currently used as walk in wardrobe. Double glazed window to front. Radiator.

EXTERNAL

FRONT

To the front is a gated driveway with parking for two cars.

REAR

To the rear the property boasts a lovely enclosed garden with slate tiled patio seating area leading onto a astro turf garden with an additional decked sun area.

TENURE: Freehold
Virgin Broadband 100mg

COUNCIL TAX: F

EPC RATING: D

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

