



52 The Orchard, Newton, Swansea, SA3 4UQ
Offers In The Region Of £675,000

An opportunity to purchase a spacious and beautifully presented, detached four bedroom home. Situated on a quiet cul de sac 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 accommodation itself briefly comprises: entrance hallway, cloakroom, lounge, study, snug area into kitchen/breakfast room, utility room and conservatory. To the firsts floor are four bedrooms, the master bedroom benefitting from en suite facilities, family shower room and to the second floor is a spacious attic room with views over Swansea Bay. Externally the property has driveway parking for several cars with a double detached garage to the front and to the rear are wrap around gardens with a patio sitting area enclosed with various flowers, trees and shrubs. Viewing is highly recommended to appreciate the size and standard of this property.

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Entrance

Door with double glazed frosted glass panel into:

Hallway

Luxury vinyl tiled flooring. Built in under stairs storage cupboard. Radiator. Stairs to first floor.

Cloakroom

Coved ceiling. Luxury vinyl tiled flooring. Double glazed frosted glass window to side. Partly tiled walls. Fitted with a two piece suite comprising: Wash hand basin and WC. Radiator.

Study 11'.00 x 8'08 (3.35m x 2.64m)

Coved ceiling. Double glazed window to front. Luxury vinyl tiled flooring. Fitted with a range of 'Sharp' floor to ceiling shelving and cupboards. Radiator.

Lounge 12'.00 x 21'04 (3.66m x 6.50m)

Coved ceiling. Luxury vinyl tiled flooring. Double glazed window to front and two double glazed windows to side Two radiators. Inset fireplace with wooden mantle over. Two internal feature windows into the conservatory. Double doors into:

Snug Area 10'05 x 9'06 (3.18m x 2.90m)

Coved ceiling. Luxury vinyl tiled flooring. Archway into:

Breakfast Area 19'03 x 9'08 (5.87m x 2.95m)

Coved ceiling with inset spotlights. Luxury vinyl tiled flooring. Double glazed window to side. Double glazed doors into conservatory. Opening into:

Kitchen L Shape 20'.00 x 8'04 (6.10m x 2.54m)

Luxury vinyl tiled flooring. Double glazed windows to side and rear. Fitted with a range of 'Sharp' wall and base units with oak work surfaces over. Built in 'Neff' induction five ring electric hob with extractor hood over. Eye level 'Neff' microwave with separate double oven. Ceramic sink and drainer with mixer tap over. Wall tiled to splash back. Integrated double fridge. Integrated double freezer. Integrated dishwasher. Wall mounted radiator. Built in cupboard housing Combination boiler. Door into:

Utility Room 11'.00 x 5'11 (3.35m x 1.80m)

Coved ceiling with inset spotlights. Fitted with a range of wall and base units with work surfaces over. Space for washing machine. Space for tumble dryer. Ceramic sink and drainer unit with mixer tap over. Radiator. Double glazed door leading onto garden.

Conservatory

Of uPVC construction. Double glazed doors opening out onto garden.

First Floor

Landing

Built in airing cupboard with shelving and radiator. Stairs to attic room. Radiator.

Bedroom One 15'05 x 9'02 (4.70m x 2.74m)

Coved ceiling. Double glazed window to front. Fitted with a range of 'Sharp' wardrobes with hanging rails. Cupboards. Bedside tables. Radiator. Door into:

En-suite

Double glazed frosted glass window to rear. Fitted with a three piece suite comprising: panel enclosed bath. Wash hand basin and WC. Part tiled walls. Tiled flooring. Wall mounted chrome heated towel radiator.

Family Shower Room 7'10 x 5'08 (2.39m x 1.73m)

Double glazed window to rear. Fitted with a three piece suite comprising: Enclosed glass shower cubicle with mains shower within. Wash hand basin and WC. Part tiled walls. Wall mounted heated towel radiator.

Bedroom Two 12'01 x 8'11 (3.68m x 2.72m)

Coved ceiling. Double glazed window to rear. Fitted with a range of 'Sharp' wardrobes. Radiator.

Bedroom Three 10'01 x 9'08 (3.07m x 2.95m)

Coved ceiling. Double glazed window to front. Radiator. Built in under stairs storage cupboards.

Bedroom Four 6'05 x 9'02 (1.96m x 2.79m)

Double glazed window to front. Fitted with a range of 'Sharp' wardrobes .Radiator.

Stairs to Second floor

Attic Room 30'09 x 9'09 (9.37m x 2.97m)

Ceiling with inset spotlights. Four 'Velux' style windows to front and rear. Views over Swansea Bay from the rear. Eaves storage.

External

Front

Driveway providing parking for two/three vehicles.

Garage

Detached double garage to font.

Rear

Private gardens with majority laid to lawn. Patio area. Bordered with a range of mature plants and trees.

TENURE: Freehold

COUNCIL TAX: G

EPC RATING: D

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

