



4 Briarwood Gardens, Newton, Swansea, SA3 4RG  
Asking Price £639,950

Immaculate worth viewing: An opportunity to purchase a 4 bedroom detached home offering versatile living with an attractive, fully enclosed garden in the ever popular location of Newton, local amenities are close by and the village of Mumbles with its wealth of shops, bars, boutiques restaurants all within walking distance. The property benefits from being in Newton and Bishopston school catchments and briefly comprises: hallway, cloakroom, living room, kitchen and sun lounge, utility room, dining room, office, shower room and sitting room. To the first floor are four double bedrooms, the master includes walk in wardrobe and en suite. Plus two further en suites and a family bathroom. Externally the property benefits from a secure gated entrance, driveway for several cars, rear enclosed garden with decked seating area and purposed build home office currently used as a Gym. No chain.

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**Entrance**

UPVC door with double glazed panels into:

**Hallway**

Two UPVC double glazed windows to front and side. Door into storage cupboard housing 'Worcester' boiler. Ceramic tiled flooring.

**Cloakroom**

Tiled flooring. Part tiled walls. Fitted with a two piece suite comprising: Low-level WC and wash hand basin.

**Lounge 15'04 x 14'08 (4.67m x 4.47m)**

UPVC double glazed bay window to front. Laminate wood flooring. Flame effect electric feature fireplace with wooden surround. Radiator. French double doors opening into:

**Kitchen 33'08 x 9'08 (10.26m x 2.95m)**

Ceiling with inset spotlights. UPVC double glazed window to rear. Wren Hi-gloss cream, wall, base and draw units with complementary work surface over. Integrated appliances include fridge, microwave, dishwasher. Integrated oven and grill. Four ring induction hob. Breakfast bar. One and a half bowl stainless steel sink and drainer. Ceramic tiled flooring. Radiator. Television ariel point. Patio double doors opening onto the decked sitting area. Opening into:

**Dining Area**

Sliding patio doors opening out onto garden. Space for dining table and chairs.

**Utility Room 6'04 x 5'02 (1.93m x 1.57m)**

Space for washing machine. Space for tumble dryer. Tiled flooring. Fully tiled walls.

**Reception Room/ Play room 10'07 x 8'00 (3.23m x 2.44m)**

Currently used as an office UPVC double glazed window to rear. Radiator.

**Rear Porch**

UPVC double glazed door to side entrance. Radiator. Tiled flooring.

**Shower Room 6'11 max x 6'04 (2.11m max x 1.93m)**

UPVC double glazed window to side. Fitted with a three piece suite comprising: Freestanding shower. Low-level WC and wash hand basin. Tiled flooring. Fully tiled walls. Radiator.

**Sitting Room 14'01 x 12'03 (4.29m x 3.73m)**

UPVC double glazed windows to front. Laminate flooring.

**Stairs to First Floor**

**Landing**

Radiator. Loft access hatch.

**Bathroom 10'04 x 6'11 (3.15m x 2.11m)**

UPVC double glazed frosted window to front. Fitted with a three piece suite comprising: Jacuzzi bath. Low-level WC. Wash hand basin. Tiled flooring. Fully tiled walls.

**Master Bedroom 15'08 x 11'11 (4.78m x 3.63m)**

Ceiling with inset spotlights. UPVC double glazed window to front. Radiator. Fitted wardrobes and drawer units. Laminate wood effect flooring. Loft access hatch. Door into:

**En-suite**

Window to rear. Fitted with a three piece suite comprising: Low-level WC. Wash hand basin set on vanity unit. Shower cubicle with electric shower within. Tiled flooring. Fully tiled walls.

**Bedroom Two 11'08 x 11'02 (3.56m x 3.40m)**

UPVC double glazed window to front. Radiator. Sliding door fitted wardrobe. Door to:

**En-suite**

UPVC double glazed window to front. Tiled flooring. Fully tiled walls. Fitted with a three piece suite comprising: Low-level WC and wash hand basin. Shower cubicle with electric shower within. Chrome heated towel rail.

**Bedroom Three 11'11 x 10'05 (3.63m x 3.18m)**

UPVC double glazed window to rear. Radiator. Door into:

**En-suite**

Tiled flooring. Fully tiled walls. Fitted with a three piece suite comprising: Low-level WC. Wash hand basin. Shower cubicle with electric shower within.

**Bedroom Four 14'09 x 8'11 (4.50m x 2.72m)**

Two double glazed windows to rear overlooking the garden. Fitted sliding door wardrobes. Radiator.

**External**

**Front**

Secure gated system onto tarmac driveway providing parking for several vehicles. Pedestrian gated side access to rear.

**Rear**

Decked area leading down onto lawned area bordered with mature trees.

**Purpose built home office**

Timber purpose built home office with power and telephone point enter via pedestrian door currently used as a Gym.

**TENURE:** Freehold

**COUNCIL TAX:** G

**EPC RATING:** D

