12 Murton Lane

Newton, Swansea, SA3 4TR

Asking Price £375,000

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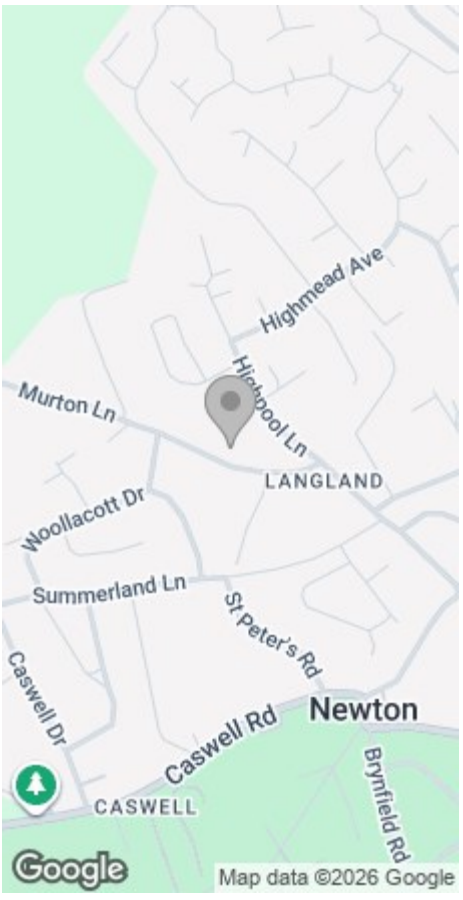


FLOOR PLAN

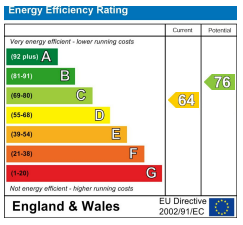


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AREA MAP



EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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GENERAL INFORMATION

A versatile and generously proportioned home set within the relaxed village setting of Newton and close to the stunning Gower coastline, this spacious four-bedroom semi-detached home, set over three floors offers generous accommodation, excellent versatility and exciting potential. Offered with no onward chain, the property occupies a plot of approximately 0.09 acres.

The location combines a peaceful residential setting with easy access to the popular coastal village of Mumbles, renowned for its cafés, bars, independent shops and historic castle. A selection of well-regarded schools are also within easy reach, making the area particularly appealing for families.

On entering, a central hallway provides access to the principal ground-floor accommodation. There is a comfortable lounge and separate dining room, while a bright garden room provides a lovely connection to the garden and enjoys views over the outside space.

The kitchen sits at the heart of the home, with a ground-floor bedroom and wet room providing valuable flexibility. This additional accommodation could suit a family member, guest bedroom, home office or those seeking single-level living options.

The first floor offers three further bedrooms, served by a family bathroom. The second floor features two additional attic rooms, providing versatile space for home working, hobbies, storage in the eaves or potential further development subject to the necessary consents. The property is in need of modernisation, with this reflected in the property's asking price and offering an excellent opportunity for a new owner to add their own style and value.

The property is approached via a private driveway bordered by a lawned front garden with established planting. Additional on-street parking is available. Side access leads to the rear garden, where a paved seating area opens onto a lawn enclosed by fencing and mature hedging, creating a private and manageable outdoor space.



FULL DESCRIPTION

Entrance Hall

Living Room
14' x 11'9 (4.27m x 3.58m)

Dining Room
11' x 9'8 (3.35m x 2.95m)

Sun Room
9'2 x 7'9 (2.79m x 2.36m)

Kitchen
11' x 8'6 (3.35m x 2.59m)

Hallway

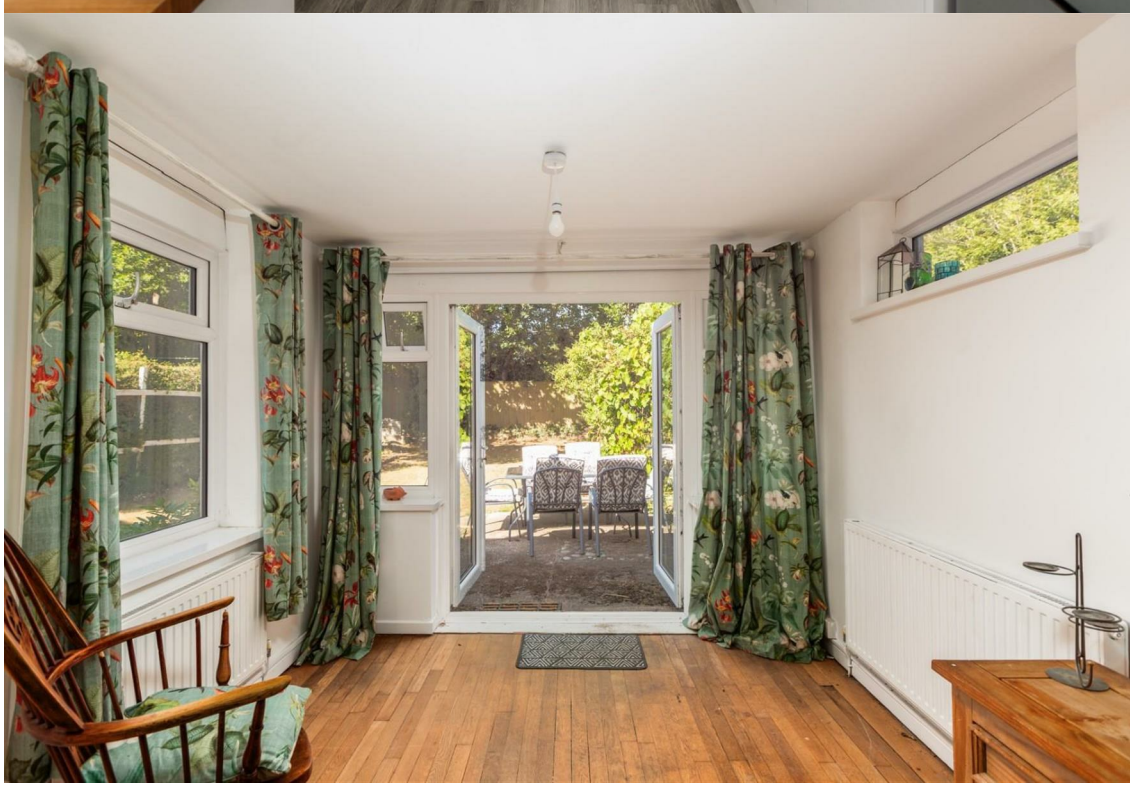
Bedroom 4
13'10 x 7'4 (4.22m x 2.24m)

Shower Room

Stairs To First Floor













Landing

Bedroom 1
12'3 x 10'2 (3.73m x 3.10m)

Bedroom 2
11' x 10'2 (3.35m x 3.10m)

Bedroom 3
9'1 x 8' (2.77m x 2.44m)

Bathroom

Stairs To Second Floor







Landing

Attic Room
13'2 x 8'8 (4.01m x 2.64m)

Attic Room
9'11 x 8'10 (3.02m x 2.69m)

Parking
Off road parking is available via the driveway to the front of the property.

Tenure
Freehold

Council Tax Band
E

EPC - D

Services
Mains gas, electric, water and drainage. You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability.





