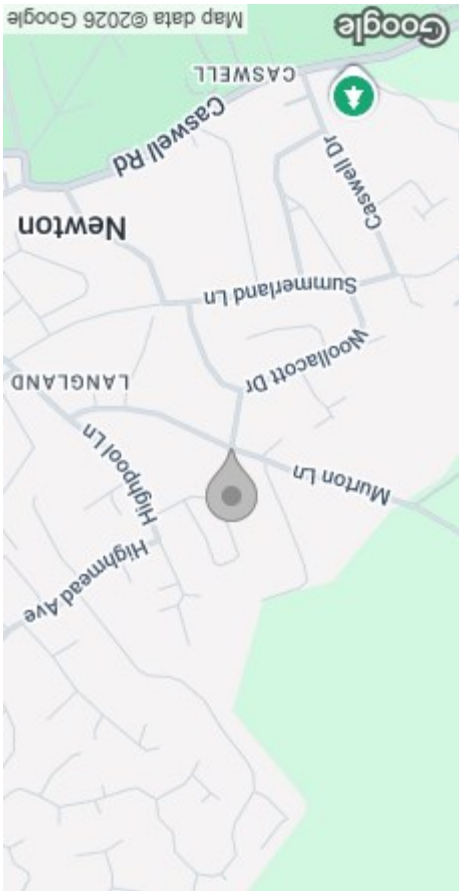
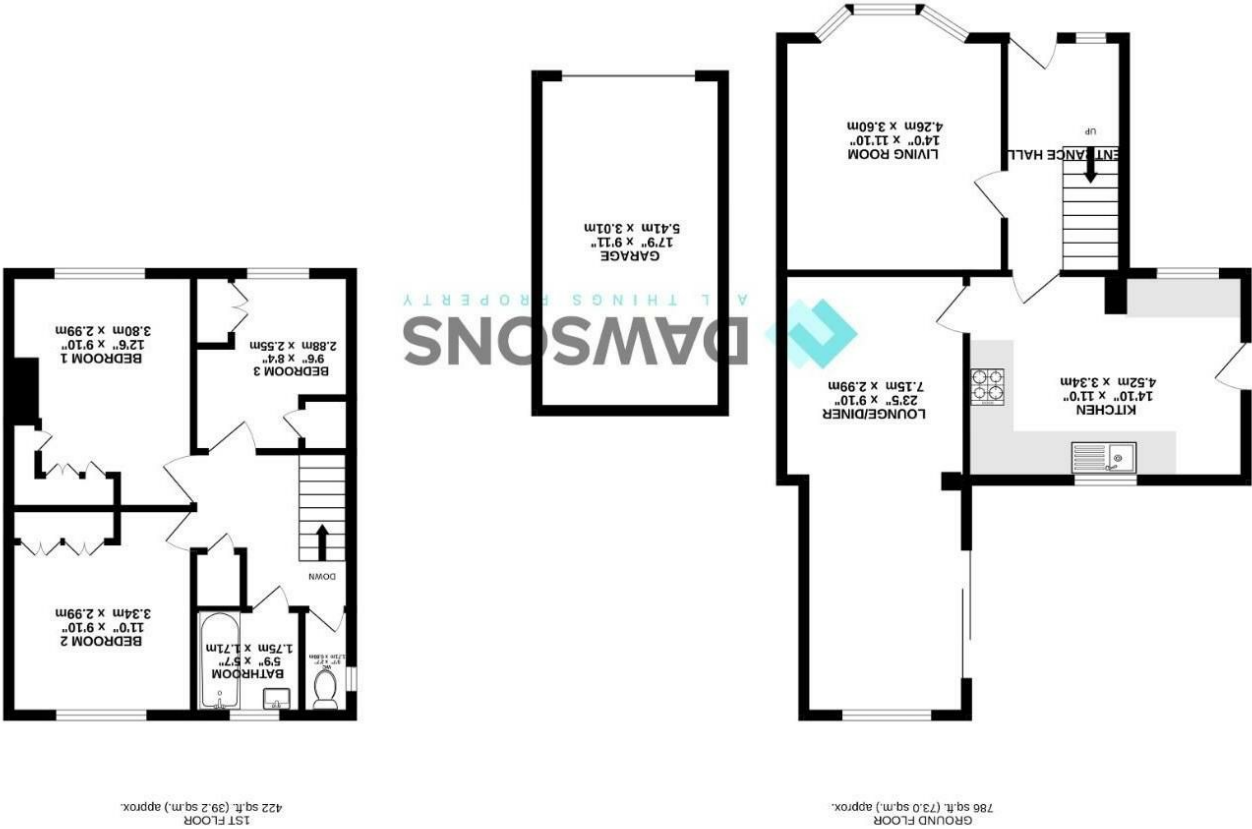


EPC



AREA MAP



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

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32 Murton Lane
Newton, Swansea, SA3 4TR
Asking Price £400,000

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GENERAL INFORMATION

Situated in the highly sought-after area of Newton, this attractive detached residence on Murton Lane offers spacious and versatile accommodation, perfect for modern family living.

The ground floor comprises a welcoming entrance hall leading to a bright and generously sized living room with a feature bay window, alongside a well-proportioned lounge/diner ideal for both everyday living and entertaining. The adjoining kitchen provides ample workspace and storage, with convenient access to the main living areas.

Upstairs, the property boasts three comfortable bedrooms, offering flexibility for families, guests, or home working. A family bathroom and separate WC complete the first-floor layout, enhancing practicality for busy households.

Externally, the home benefits from a driveway and garage to the front and an enclosed garden to the rear. Featuring both laid to lawn and a decked area, the rear garden creates a versatile space for all. Positioned in a desirable residential location, the property enjoys easy access to local amenities, well-regarded schools, and the beautiful Gower coastline.

FULL DESCRIPTION

Entrance Hall

Living Room
14' x 11'10 (4.27m x 3.61m)

Kitchen
14'10 x 11' (4.52m x 3.35m)

Lounge / Diner
23'5 x 9'10 (7.14m x 3.00m)

Stairs To First Floor

Landing

Bedroom 1
12'6 x 9'10 (3.81m x 3.00m)

Bedroom 2
11' x 9'10 (3.35m x 3.00m)



Bedroom 3
9'6 x 8'4 (2.90m x 2.54m)

Bathroom

WC

Parking
Parking is available via the driveway and garage.

Garage
17'9 x 9'11 (5.41m x 3.02m)

Tenure
Leasehold.
999 Year lease with 920 years remaining.
Ground Rent: £525

Council Tax Band
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Services
Mains gas, electric, water & drainage.
There is a water meter.
Broadband is available at this property.
Please refer to the Ofcom checker for further coverage information.
Current owners are not aware of any issues or restrictions for mobile phone coverage. Please refer to Ofcom checker for further information.

