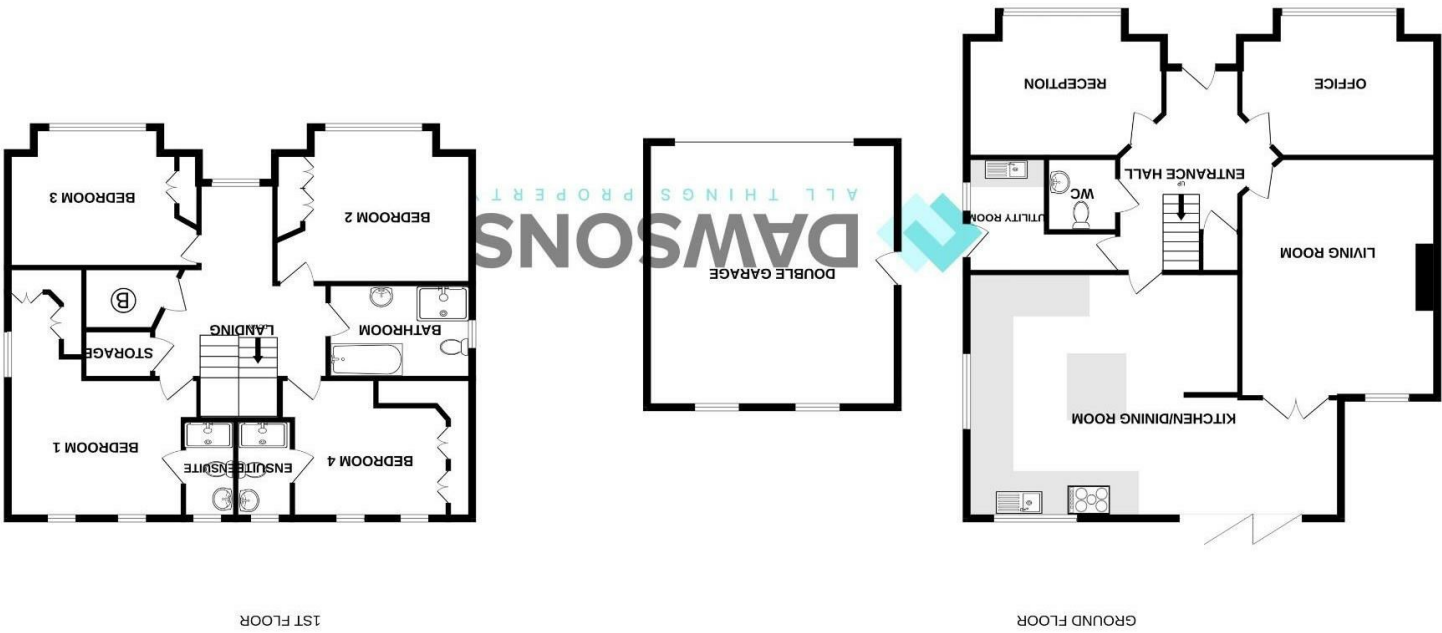




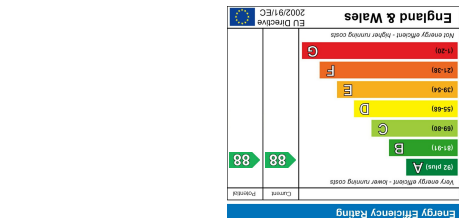
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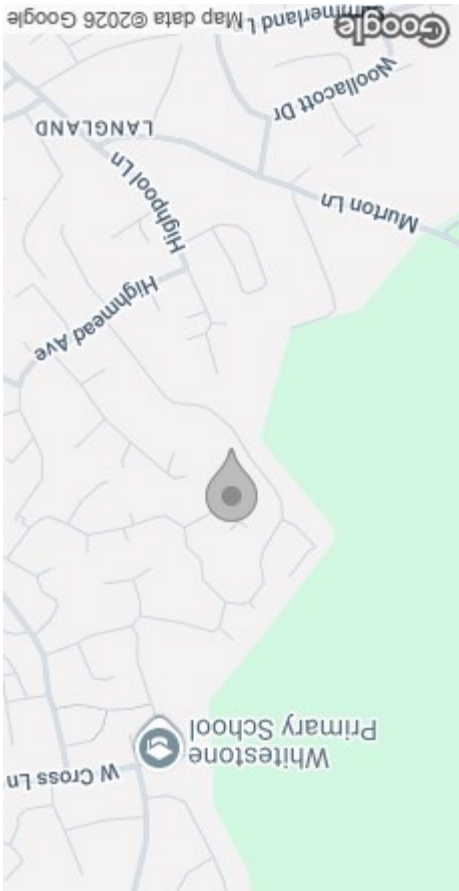
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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FLOOR PLAN



EPC



AREA MAP



34 Moorland Avenue
Newton, Mumbles, SA3 4UA
Asking Price £850,000



GENERAL INFORMATION

This beautifully presented 4-bedroom detached family home is perfectly situated in the sought-after Newton area, offering convenient access to local amenities, shops, bus routes, and three primary schools.

The property boasts a spacious entrance hallway featuring solid oak flooring and a stunning oak staircase leading to the first floor, creating a warm and welcoming atmosphere. On the ground floor, you will find a separate cloakroom, a useful utility room, and three versatile reception rooms including a generous lounge, a study, and a sitting room.

At the heart of the home is the extended, modern, and contemporary fitted kitchen and family room. This space seamlessly flows into the dining room, which benefits from bi-fold doors opening onto an enclosed rear garden. The garden is a true highlight, designed for all-year-round family enjoyment and entertaining. It features a brick-built BBQ, pizza oven, and bar, along with a hot tub and a glass-covered area providing shelter from all weather conditions.

Upstairs, the spacious landing leads to a family four-piece bathroom suite and four well-proportioned bedrooms. Two of these bedrooms boast en-suite shower rooms for added privacy and convenience. One bedroom is currently used as a dressing room, complete with fitted wardrobes and chest of drawers, offering ample storage space.

This exceptional home combines space, style, and functionality, making it ideal for a growing family seeking comfort and versatility in a fantastic location. To the front enclosed garden with mature shrubs, block pave driveway leading to attached double garage with electric up and over doors. Internal viewing is highly recommended to appreciate the size and standard of accommodation.

FULL DESCRIPTION

Entrance Hall

Reception Room
14'9 x 10'11 (4.50m x 3.33m)

Office
14'9 x 10'11 (4.50m x 3.33m)

Living Room
18' x 14'9' (5.49m x 4.50m')

Kitchen / Dining Room
28'1 x 18'5 (8.56m x 5.61m)

Utility Room
11'4 x 8'8 (3.45m x 2.64m)

WC

Stairs To First Floor

Landing



Bedroom 1
17' x 14'4 (5.18m x 4.37m)

Ensuite

Bedroom 2
14'9 x 11'9 (4.50m x 3.58m)

Bedroom 3
12'2 x 10'6 (3.71m x 3.20m)

Bedroom 4
12'7 x 10'6 (3.84m x 3.20m)

Ensuite

Family Bathroom

Parking

Off road parking is available via the driveway and double garage.

Double Garage
19'10 x 18'9 (6.05m x 5.72m)

Tenure

Freehold

Council Tax Band

H

EPC - B

Services

Mains gas, electric, water & drainage. The current sellers broadband is currently with Sky. 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.

