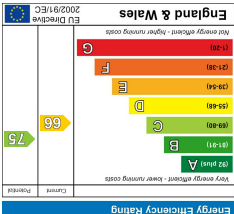
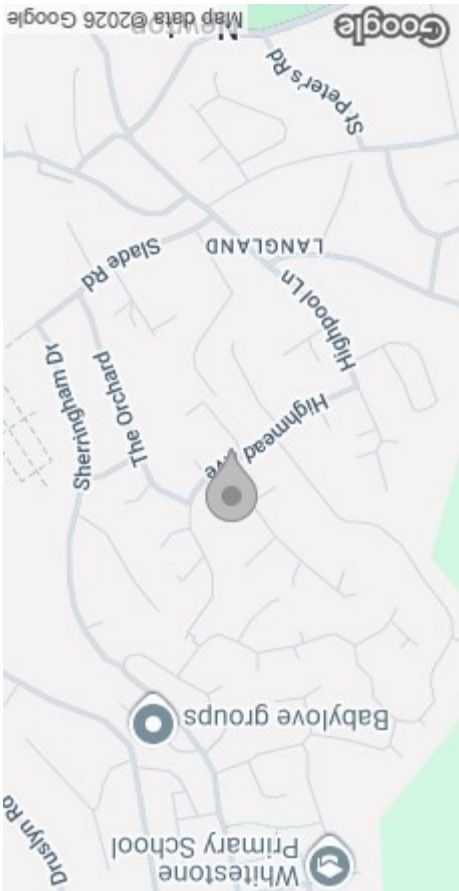


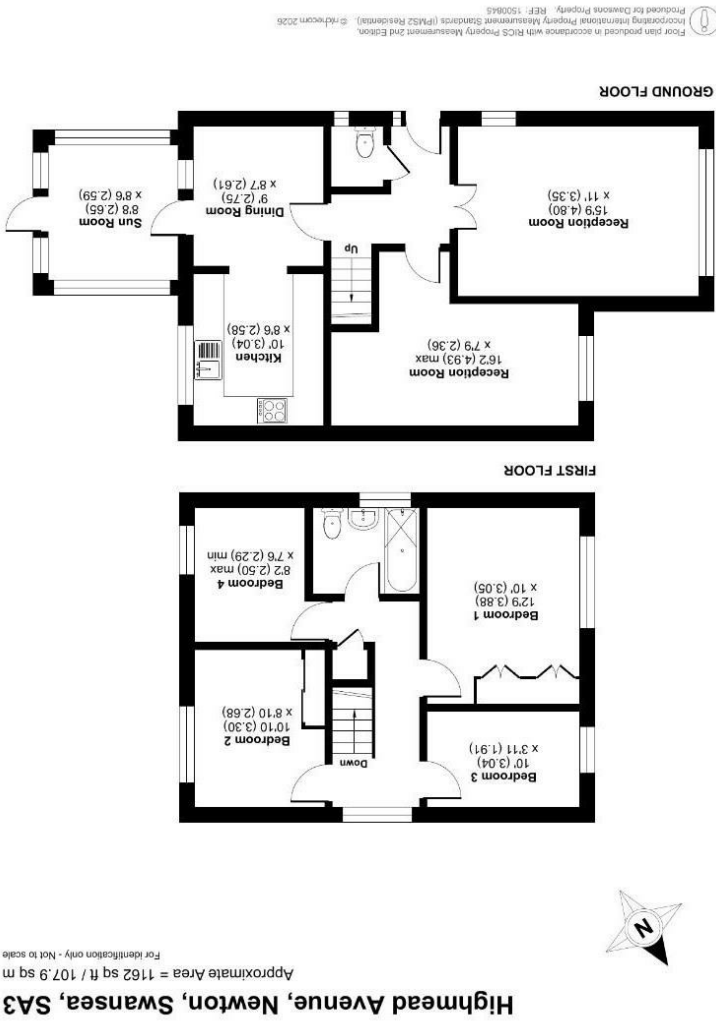
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.



EPC



AREA MAP



FLOOR PLAN



35 Highmead Avenue
Newton, Swansea, SA3 4TY
Asking Price £450,000

4 1 3 D

GENERAL INFORMATION

Located in the sought-after area of Newton, this beautifully presented four-bedroom detached family home offers spacious and versatile living, perfectly suited for modern family life. Situated close to a range of local amenities and within easy reach of well-regarded primary schools, the property also falls within the desirable Bishopston school catchment area.

The accommodation briefly comprises two generous reception rooms, providing flexible space for both family living and entertaining. A well-appointed kitchen/breakfast room opens out onto a bright conservatory, ideal for enjoying views of the garden year-round. A convenient downstairs cloakroom completes the ground floor layout.

To the first floor are four well-proportioned bedrooms and a family bathroom, offering comfortable accommodation for families of all sizes.

Externally, the property benefits from front gardens and a private, enclosed rear garden which is level and south-facing—perfect for relaxing, entertaining, or for children to play safely. There is also driveway parking.

This is a fantastic opportunity to acquire a modern family home in a highly desirable location. Internal viewing is highly recommended to fully appreciate the space, layout, and quality of accommodation on offer.

FULL DESCRIPTION

Entrance Hall

WC

Reception Room
15'9 x 11' (4.80m x 3.35m)

Reception Room
16'2 max x 7'9 (4.93m max x 2.36m)

Dining Room
9' x 8'7 (2.74m x 2.62m)

Kitchen
10' x 8'6 (3.05m x 2.59m)

Sun Room
8'8 x 8'6 (2.64m x 2.59m)

Stairs To First Floor



Landing

Bedroom 1
12'9 x 10' (3.89m x 3.05m)

Bedroom 2
10'10 x 8'10 (3.30m x 2.69m)

Bedroom 3
10' x 3'11 (3.05m x 1.19m)

Bedroom 4
8'2 min x 7'6 max (2.49m min x 2.29m max)

Bathroom

Parking

Parking is available at this property via the driveway to the front.

Tenure

Freehold

Council Tax Band

F

EPC - D

Services

Mains, gas, electricity, water & 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.

