19 Croftfield Crescent

Newton, Swansea, SA3 4UL

Asking Price £375,000

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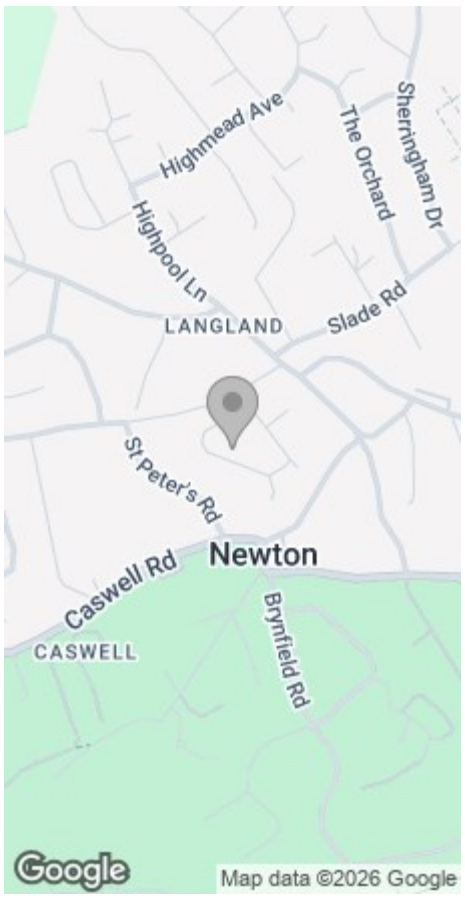


FLOOR PLAN

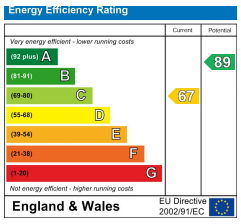


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

Located in the charming area of Croftfield Crescent, Newton, Swansea, this immaculately presented semi-detached house offers a perfect blend of modern living and comfort. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining.

At the heart of the home lies a contemporary kitchen and dining room, which seamlessly opens into a delightful sun room, creating a bright and airy atmosphere. This space is perfect for enjoying meals with family or hosting gatherings with friends.

The beautifully maintained, enclosed rear garden is a true highlight, featuring a summer house that invites you to unwind in a tranquil setting. Whether you wish to cultivate your green thumb or simply enjoy the outdoors, this garden offers a wonderful retreat.

Additional features include a convenient driveway, a garage, and an electric vehicle charging point, catering to modern needs and ensuring ease of access. The property is also conveniently located close to local amenities, making daily errands and leisure activities easily accessible.

This stunning home in Newton is not just a property; it is a lifestyle choice that combines comfort, style, and convenience. Do not miss the opportunity to make this exceptional house your new home.







FULL DESCRIPTION

Entrance

Hallway

W.C
6'11 x 6'1 (2.11m x 1.85m)

Living Room
13'2 x 11'9 (4.01m x 3.58m)

Kitchen/Dining Room
17'10 x 11'7 (5.44m x 3.53m)

Sun Room
11'0 x 10'7 (3.35m x 3.23m)

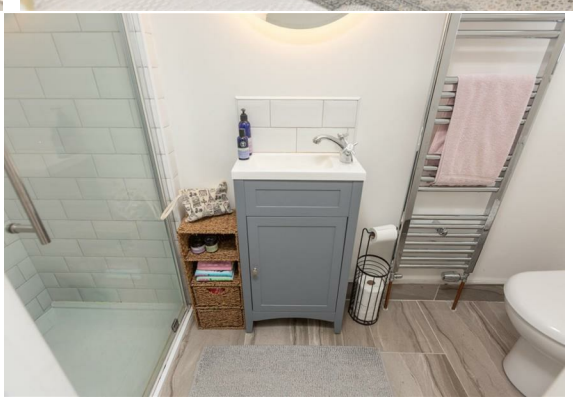
First Floor













Landing

Bedroom One
11'7 x 9'11 (3.53m x 3.02m)

Ensuite
8'11 x 2'10 (2.72m x 0.86m)

Bedroom Two
13'2 x 11'9 (4.01m x 3.58m)

Bedroom Three
9'11 x 9'5 (3.02m x 2.87m)

Bathroom
8'11 x 5'1 (2.72m x 1.55m)

External

Parking
Driveway and garage (10'4 x 7'10) with EV charging point.

Council Tax Band
E

EPC

Tenure
Freehold

Services
Mains electricity, gas, water (metered) and sewerage.
Broadband - The current supplier is Sky.
Mobile - There are no known issues with mobile coverage using the vendor's current supplier, O2.
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.





