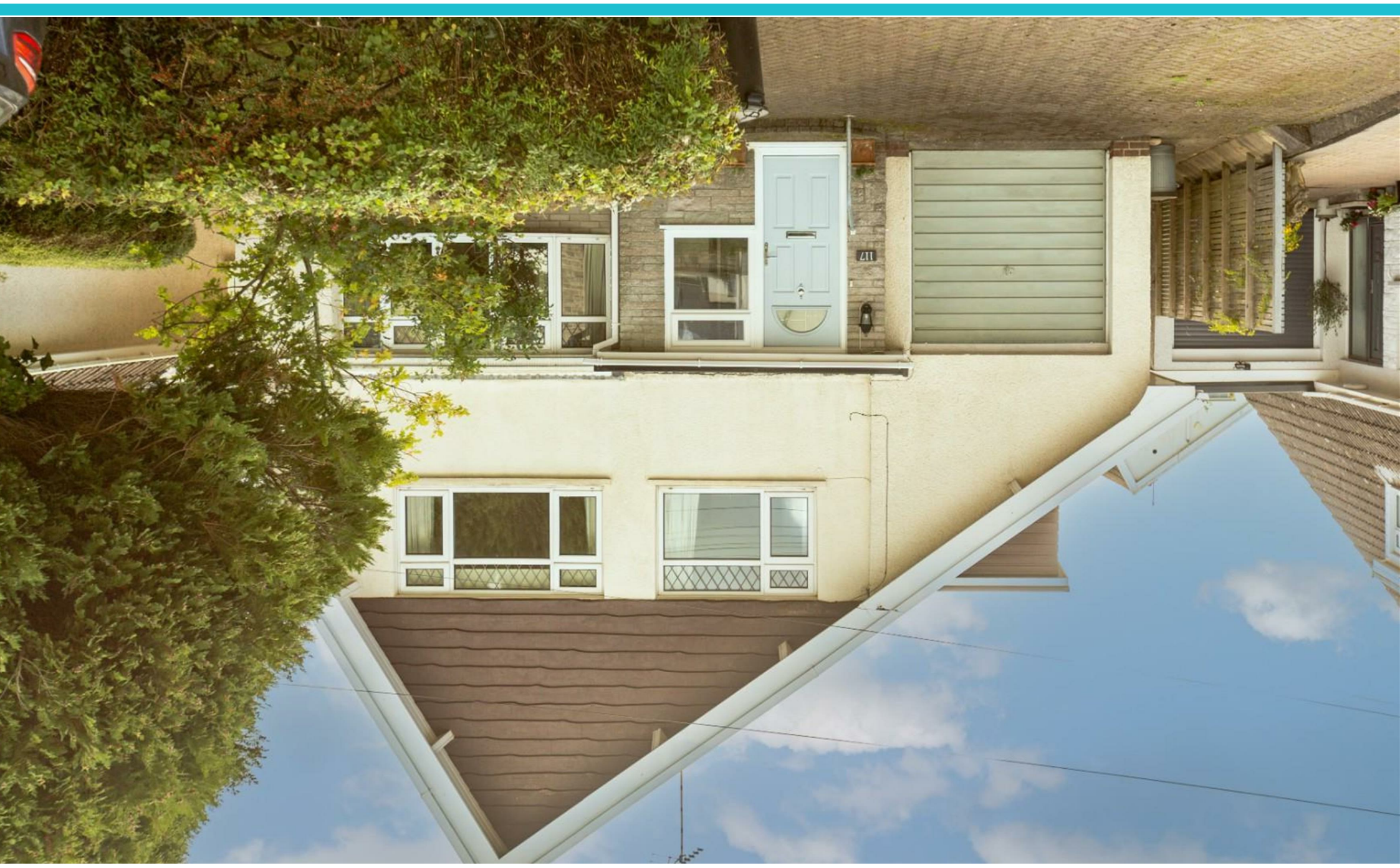
117 Summerland Lane

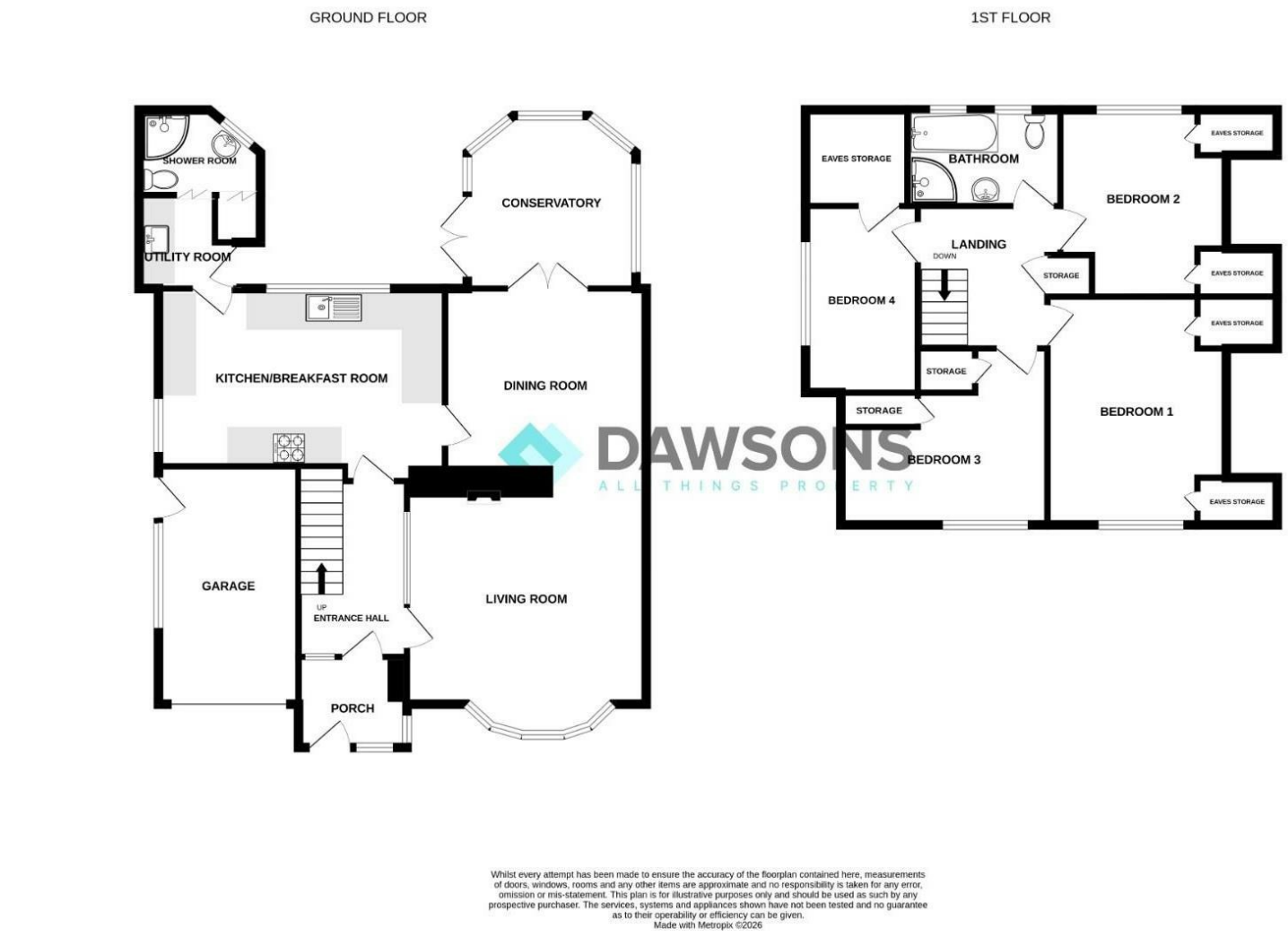
Newton, Swansea, SA3 4RS

Asking Price £450,000

4 | 2 | 3 | D

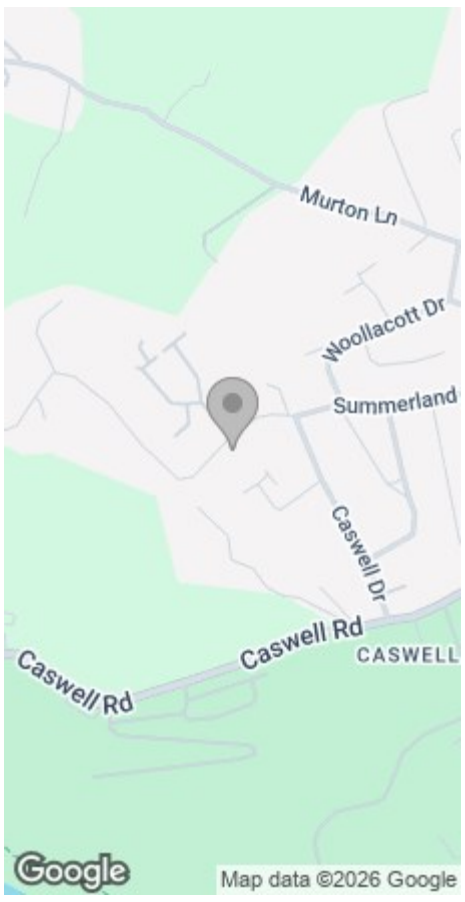


FLOOR PLAN

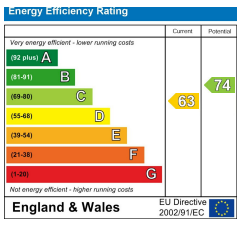


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

GENERAL INFORMATION

A spacious four-bedroom detached family home situated in the popular Newton area of Swansea, offering generous accommodation, a conservatory, garage and excellent potential for modernisation.

The ground floor comprises an entrance hall, living room open plan to dining room, kitchen/breakfast room, utility room, shower room and conservatory. The conservatory provides an additional reception space, while the separate garage offers useful parking and storage.

To the first floor are four bedrooms, a family bathroom and useful storage cupboards, together with extensive eaves storage.

The property would benefit from modernisation and refurbishment, but offers generous room sizes and a versatile layout, providing an excellent opportunity for purchasers to create a home to their own specification.

Newton/Caswell is a popular residential area within the wider Mumbles community, offering a convenient combination of coastal living and everyday amenities. Mumbles village is nearby with its independent shops, cafés, restaurants and seafront, while Langland Bay and Caswell Bay are also within easy reach. The property is well positioned for enjoying the beaches, coastal walks and countryside of the Gower Peninsula, whilst Swansea city centre is also accessible for a wider range of shopping, leisure and cultural facilities.









FULL DESCRIPTION

Porch

Entrance Hall

Living Room
15'8 x 14'9 (4.78m x 4.50m)

Dining Room
12'5 x 11'11 (3.78m x 3.63m)

Conservatory
10'8 x 10'5 (3.25m x 3.18m)

Kitchen / Breakfast Room
17'8 x 11'11 (5.38m x 3.63m)

Utility Room
6' x 5'9 (1.83m x 1.75m)

Shower Room



















Garage
14'8 x 8'8 (4.47m x 2.64m)

Stairs To First Floor

Landing

Bedroom 1
14'2 x 11' (4.32m x 3.35m)

Bedroom 2
11'7 x 10'3 (3.53m x 3.12m)

Bedroom 3
12'9 x 10'11 (3.89m x 3.33m)

Bedroom 4
11'7 x 6'11 (3.53m x 2.11m)

Bathroom

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

Tenure - Freehold

Council Tax Band - F

EPC - D

Services
Mains gas, electric, water & drainage, there is a water meter.
Broadband - The current supplier is EE. The broadband type is Fibre. Mobile - There are no known issues with mobile coverage. You are advised to refer to the Ofcom checker regarding mobile and broadband coverage.