

1 Highpool Close,
Newton, Swansea,
SA3 4TU

 4  1  1



1 Highpool Close, Newton, Swansea, SA3 4TU

Offers Over
£400,000



This charming four bedroom detached property, situated in a popular quiet location, is being offered for sale with no onward chain. The property benefits from wonderful gardens and is set on a generous plot of 0.18 acres, with an internal floor area of 1,616 ft². The property also falls within the catchment for the highly regarded Bishopston Secondary School.

The property offers spacious and versatile accommodation but would benefit from some modernisation and renovation, providing an excellent opportunity for a new owner to update and personalise the home to their own taste and requirements.

Upon entering, you'll find a well-thought-out layout comprising:

On the ground floor, there are two bedrooms, a bathroom, a spacious lounge leading to the dining room, conservatory and a kitchen with an adjoining utility room. These spaces provide ample room for both relaxation and functionality, while offering scope for updating and improvement.

Heading upstairs, you'll discover two further bedrooms, both offering a private retreat on the first floor.

Externally, the property features a private driveway providing parking for several vehicles, leading to a garage for added convenience and security. The front garden is adorned with a variety of flowers and shrubs, enhancing its curb appeal.

At the rear, a delightful south-facing garden is home to a patio seating area, providing the perfect setting for al fresco dining and entertaining. The expansive lawned garden, dotted with flowers, trees and shrubs, offers ample space for outdoor activities and relaxation.

This property presents an exciting opportunity for buyers looking for a substantial family home with scope for renovation and improvement, in a sought-after location close to schools, beaches and the charming village of Mumbles. With its generous plot, versatile accommodation and excellent potential, this home could be transformed into a wonderful coastal residence.



Entrance

Via a frosted double glazed PVC door with frosted double glazed side panel into the hallway.

Hallway

Stairs to the first floor. Door to lounge. Door to storage cupboard. Door to bathroom. Door to kitchen. Door to bedrooms three and four. Radiator.

Lounge

23'6" x 13'11"

You have a double glazed window to the side and opening into the dining room. Sliding door to the kitchen. Radiator. Sliding door to the conservatory.

Conservatory

15'6" x 8'1"

With a set of double glazed windows to the rear. Double glazed PVC door to the rear. Radiator. Tiled floor.

Dining Room

14'8" x 7'8"

You have a double glazed sliding door leading out to the rear garden. Radiator.

Kitchen

8'4" x 9'6"

You have a double glazed window to the side. Frosted glazed hardwood door to the utility room. The kitchen is fitted with a range of base and wall units. Running work surface incorporating a stainless steel sink and drainer unit. Four ring gas hob with oven and grill under. Extractor hood over.

Utility Room

12'10" x 6'2"

Set of double glazed windows to the side. Double glazed window to the front. Frosted double glazed PVC door to the front. Plumbing for washing machine. Space for tumble dryer. Space for fridge freezer.

Bathroom

7'4" x 6'1"

With a frosted double glazed PVC window to the side. Suite comprising: corner shower cubicle. WC. Wash hand basin. Tiled floor. Tiled walls. Spotlights.

Bedroom Three

10'2" x 12'0"

You have a set of double glazed windows to the front. Radiator. Sliding doors to built-in wardrobes.



Bedroom Four

11'0" x 8'5"

You have a set of double glazed windows to the front. Radiator. Doors to built-in wardrobe.

First Floor

Landing

You have doors to bedrooms one and two. Doors to built-in storage cupboards.

Bedroom One

14'2" x 13'6"

You have a set of double glazed windows to the rear. Doors to eaves storage.

Bedroom Two

12'0" x 10'4"

With a set of double glazed windows to the front.

External

Front

Lawn garden with private driveway parking for two to three vehicles leading to the garage. Side access to the rear.

Garage

16'2" x 8'1"

Accessed via 'up & over' door.

Rear

Patio seating area with ample room for tables and chairs, which leads onto a lawned garden home to a variety of flowers, trees and shrubs. Detached greenhouse.

Services

Mains electric. Mains sewerage. Mains water. Mains Gas. Broadband type - ultrafast fibre. Mobile phone coverage available with EE, O2, Three & Vodafone.

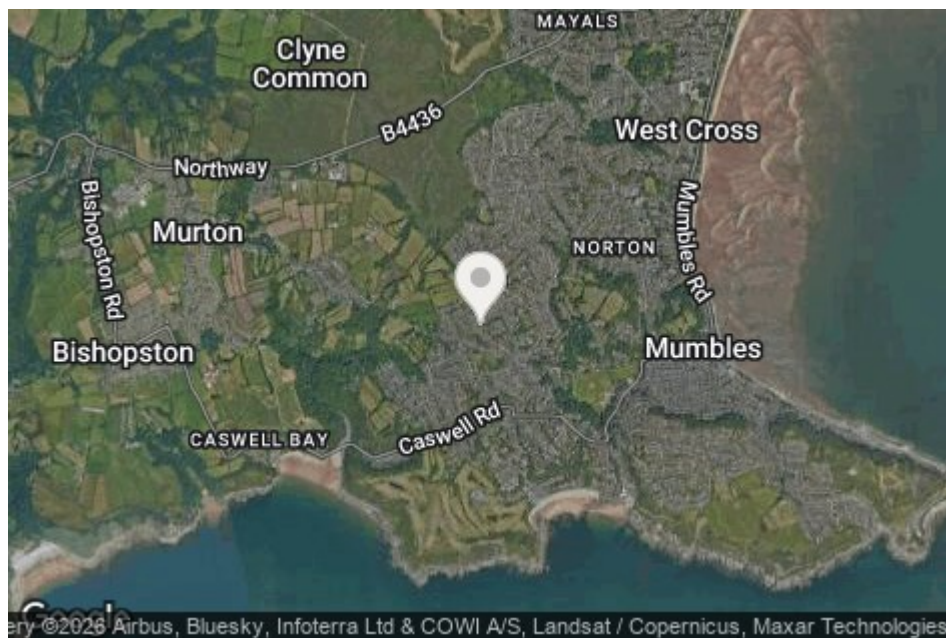
Council Tax Band

Council Tax Band - F

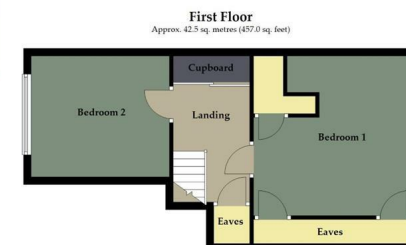
Tenure

Leasehold (933 years remaining)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 150.1 sq. metres (1616.2 sq. feet)

Astleys use all reasonable endeavours to supply accurate property information in line with the consumer protection from unfair trading regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective purchasers and it should not be assumed this property has all the necessary building regulations and planning permissions. Any heating, services and appliances have not been checked or tested. Floor plan is not to scale and is for illustrative purposes only.

Plan produced using PlanUp.