REDUCED

£299,900 Freehold



Newton Road, Newton, Swansea, West Glamorgan SA3 4ST

- Traditional two bedroom cottage
- Scope for permitted development
- Sea views with excellent extended outside space
- Popular and desirable Newton location
- Fantastic modernisation opportunity
- Gas central heating

Bay Estate Agents Ltd
29, Camona Drive, Maritime Quarter, Swansea, SA1 1YJ

01792 645566
mail@bayestateagents.com





PROPERTY DESCRIPTION

Bay is delighted to offer for sale, this charming, characterful two-bedroom mid-terrace cottage in an attractive and sought-after setting. The property combines period character, an attractive stone façade and excellent outdoor space, making it an ideal proposition for buyers looking for a home with scope to add their own style. Internally, the property would benefit from some cosmetic updating and redecoration, providing an exciting opportunity for a new owner to refresh the accommodation and personalise a traditional home. The accommodation briefly comprises an entrance hall, leading to a front living room with understairs storage and exposed stone fireplace surround. There is a separate kitchen, accessing the rear garden, and a family bathroom. To the first floor there are two double sized bedrooms, the principle bedroom with built-in storage cupboard. One of the property's standout features is the enclosed rear garden, extending well away from the house, the garden provides a generous area of outdoor space with the potential for landscaping, entertaining area, children's space or productive garden. Its enclosed nature also gives it a good degree of privacy and makes it particularly appealing for those who value outdoor space. We understand that permitted development rights may allow for a substantial extension to the property, potentially up to approximately 4m × 9m, subject to the applicable planning regulations, conditions and confirmation by the purchaser. Gas central heating. Please refer to Ofcom checker for mobile signal and coverage. Street parking. 360 degree Virtual tour available! Tenure: Freehold. Council Tax: Band D. EPC Rating: C.





ROOM DESCRIPTIONS

Entrance Hallway

Living Room
4.466m x 3.497m (14' 8" x 11' 6") [Measurements taken to furthest point of room]
Fitted carpet. Ceiling light fitting. White uPVC surround double glazed window to front. Door to understairs storage cupboard, housing Ideal boiler. Attractive exposed stone fireplace surround. Opening to carpeted staircase to first floor with ceiling light fitting.

Inner Hall
Fitted carpet. Ceiling light fitting. Doors leading to:-

Bathroom
1.851m x 1.619m (6' 1" x 5' 4") [Measurements taken to furthest point of room]
Vinyl flooring. Ceiling light fitting. White uPVC surround double glazed window with privacy glass. White three piece suite comprising bath with electric shower over, wash hand basin and low level WC. Splash-back wall tiling in white with mosaic accent strip. Heated towel rail.

Kitchen
2.178m x 2.653m (7' 2" x 8' 8") [Measurements taken to furthest point of room]
Laminate flooring. Ceiling light fitting. White uPVC surround double glazed window to rear and door to rear garden. Wall and base units with laminate work surface, incorporating stainless steel sink and drainer unit. Space for fridge/freezer, washing machine and oven. Radiator.

Bedroom 2
4.335m x 3.037m (14' 3" x 10' 0") [Measurements taken to furthest point of room, into door space]
Fitted carpet. Ceiling light fitting. White uPVC surround double glazed window to rear. Radiator.

Bedroom 1
3.567m x 4.531m (11' 8" x 14' 10") [Measurements taken to furthest point of room not including storage cupboard]
Fitted carpet. Ceiling light fitting. Two white uPVC surround double glazed windows to front. Door to built-in storage cupboard. Radiator.

External
To the front is a stone-enclosed garden area, providing a charming approach to the cottage and complementing the property's traditional stone elevations. To the rear, there is an enclosed rear garden. The garden is bordered by established hedging and fencing, creating a good degree of privacy and seclusion. Currently laid predominantly to lawn, the garden offers excellent potential for landscaping and improvement, whether creating a more formal garden, a seating and entertaining area, or simply enjoying the generous outdoor space. The length of the garden also provides an exciting opportunity for a keen gardener or those looking for space for children and outdoor activities.

Tenure & Utilities
Tenure: Freehold
Council Tax: Band D

Disclaimer
All measurements, floor plans and photographs are for guidance purposes only. Photographs may be taken with a wide angled/zoom lens, and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only. 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. Prospective purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this company's employment has the authority to make or give any representation or warranty in respect of the property.

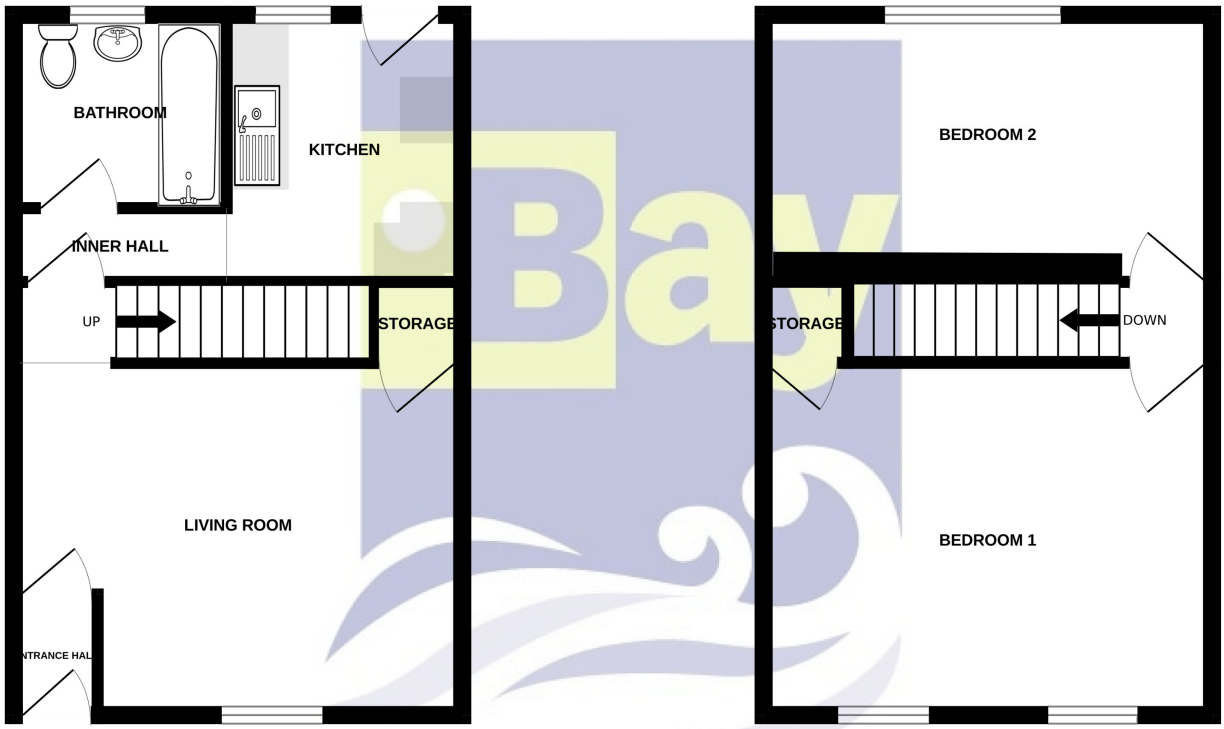




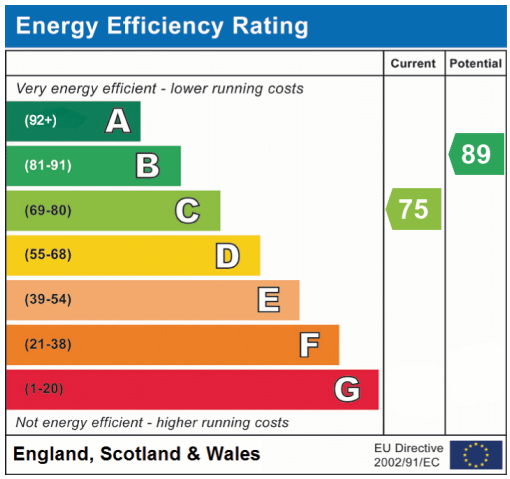
FLOORPLAN & EPC

GROUND FLOOR

1ST FLOOR



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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