



**14 Highmead Avenue, Newton, Swansea, SA3 4TY**

**Asking Price: £369,950**

- Three bedroom bungalow on a generous corner plot
- Close to Mumbles, Gower beaches, and local amenities
- Catchment for Newton Primary & Bishopston Comprehensive
- Early viewing is advised
- Quiet, popular and sought after location
- Garage and ample driveway parking
- No Forward Chain



## Entrance hallway

Entered via double glazed front door with matching glazed side panel to an L shaped hallway, papered ceiling with coving, built in coats/storage cupboard, feature glazed partition, fitted wall lights and doors to:-

## Lounge

4.14m x 3.66m (13' 7" x 12' 0") A good size living room with fitted wall lights, fitted gas fire within marble tiled fire place and matching hearth, double glazed windows to front and side aspect and opening to:-

## Dining room

3.13m x 3.12m (10' 3" x 10' 3") 3.13m x 3.12m (10' 3" x 10' 3") With fitted wall lights, papered ceiling with coving, double glazed window to front aspect and glazed door to:-

## Kitchen

3.91m x 2.85m (12' 10" x 9' 4") A fully fitted kitchen with a good selection of matching base and wall units with colour coordinated roll top work surface space and preparation area incorporating one and a half bowl sink unit with hot and cold mixer taps over, built in fan assisted electric oven with grill, 4 ring gas hob with extractor canopy over, integrated fridge and freezer, plumbing for automatic washing machine, fully tiled walls, double glazed window to side aspect and further door giving access back to hallway.

## Master Bedroom

3.18m x 3.41m (10' 5" x 11' 2") With papered ceiling and coving, double glazed windows to side and rear aspect and further door to:-

## Ensuite

A three piece suite comprising walk in glazed shower cubicle housing mains shower, wash hand basin, low level W.C, part tiled walls, and double glazed frosted window to side aspect.

## Bedroom 2

3.84m x 3.53m (12' 7" x 11' 7") With papered ceiling and coving and double glazed window to front and side aspect.

## Bedroom 3

1.49m x 2.74m (4' 11" x 9' 0") With double glazed window to front aspect.

## Bathroom

3.31m x 2.82m (10' 10" x 9' 3") A three piece suite comprising disabled shower housing electric shower with fitted seat and hand rails and non slip flooring, low level W.C, vanity wash hand basin, Respatex walls, attic hatch and double glazed frosted window.

## External

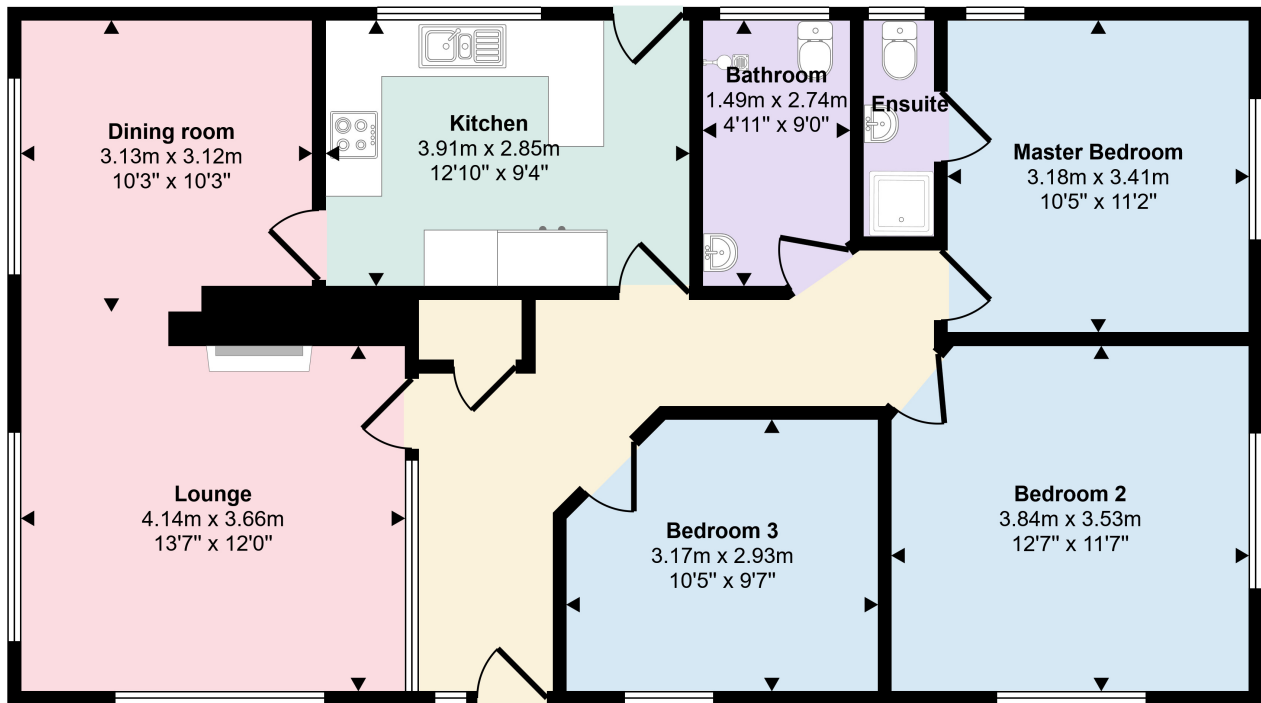
The bungalow is accessed via front gates to a block paved pathway that extends around the bungalow, driveway parking suitable to park numerous vehicles that leads to a single detached garage with the added advantage of a studio/workshop with power and light and two additional purpose built storage sheds. The larger than average plot is mainly laid to lawn, with flower borders, outside tap and fenced boundaries.

## Disclaimer

Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation and is not drawn to scale. We cannot confirm the tenure of the property is accurate and advise all buyers to obtain verification from their solicitor or surveyor. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.



Approx Gross Internal Area  
93 sq m / 1002 sq ft



## Floorplan

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

