



**Clovelly Place, Newton, Swansea, SA3 4TJ**

**Asking Price: £214,950**

- Beautifully Presented And Recently Refurbished
- Highly Sought After And Popular Residential Area
- Fantastic First Time Purchase Or Investment Opportunity
- No Forward Chain
- One Bedroom Mid Terrace Property
- Quiet Cul-de-Sac Location
- Enclosed Low Maintenance Rear Garden
- Off Road Parking



### **Entrance Porch**

Entered via double glazed front door with matching glazed side panels to small porch with tiled flooring and inner double glazed door to:-

### **Lounge/Dining Room**

6.80m x 4.16m (22' 4" x 13' 8")

Step into a beautifully light and airy open-plan lounge and dining space that instantly feels welcoming and spacious. The seamless layout is enhanced by a striking staircase leading to the first floor, creating a sense of flow and architectural interest. Tiled flooring adds a clean, contemporary finish, while the feature vaulted ceiling with warm pine panelling brings character and height to the room. Double-glazed patio doors flood the space with natural light and open directly into the conservatory, effortlessly blending indoor and outdoor living and making this the perfect setting for both relaxed everyday living and entertaining.

### **Kitchen**

This extremely well-presented, modern kitchen is thoughtfully designed as an open-plan space flowing seamlessly into the lounge, creating a stylish and practical heart of the home. Beautifully fitted with a coordinated range of matching base units and generous drawer space, it is finished with attractive wood-effect roll-top work surfaces that provide ample room for food preparation and everyday living. The layout incorporates a sleek sink unit with hot and cold mixer taps, complemented by a wall-mounted cupboard discreetly housing the boiler, which supplies both domestic hot water and gas central heating. There is dedicated space for a fridge freezer, along with a built-in fan-assisted electric oven, four-ring induction hob and extractor canopy above, making the kitchen as functional as it is elegant. Inset spot lighting enhances the contemporary feel, while plumbing for an automatic washing machine adds further convenience. The tiled flooring continues throughout the space, tying the design together, and additional built-in storage cupboards ensure everything has its place. A double-glazed window to the front aspect completes the room, filling it with natural light and creating a bright, welcoming environment ideal for modern living.

### **Conservatory**

3.75m x 2.07m (12' 4" x 6' 9")

Accessed off the dining room via double glazed patio door, tiled flooring, double glazed windows, polycarbonate roof and double glazed door leading onto rear garden.

### **First Floor Landing**

With built in storage cupboard space and doors to.

### **Bedroom**

4.11m x 2.55m (13' 6" x 8' 4")

A good size room with medium oak effect laminate flooring, inset spot lighting, feature window looking onto dining room and double glazed window to front aspect.

### **Bathroom**

3.12m x 1.42m (10' 3" x 4' 8")

A three piece modern suite in white comprising panel bath with chrome mains shower over and glazed side screen, vanity wash hand basin, low level W.C, Respatex walls, tiled flooring, inset spot lighting, heated towel rail and double glazed frosted window to front aspect.

### **External**

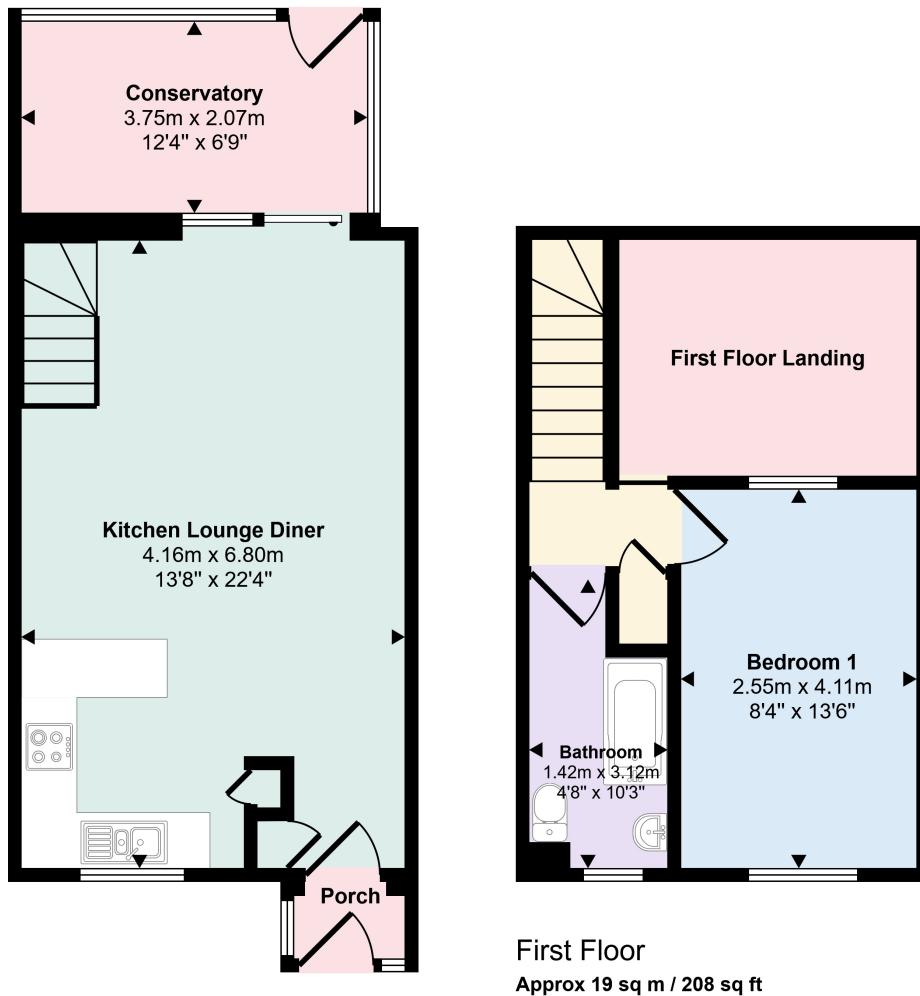
To the front of the property is parking for 2 vehicles. To the rear of the property is a small level and enclosed low maintenance garden with paved patio area, Cotswold stone chippings and wall and fenced boundaries.

### **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  
58 sq m / 620 sq ft



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.

