



**50 Newmill Road, Sketty, Swansea, SA2 8NH**

**Asking Price: £174,950**

- Three Bedroom Mid Terrace Property
- First Floor Bathroom
- Popular And Convenient Residential Area
- No Forward Chain
- Two Reception Rooms
- Fantastic First Time Purchase Of Family Home
- Within Easy Reach Of All Good Schools
- A Must See Property





**Entrance Hallway**

Entered via double glazed front door with matching glazed side panel to small hallway with stair case giving access to the first floor and door to:-

**Lounge**

With fitted gas fire within marble tile fireplace and matching hearth, picture rail, double glazed window to front aspect and glazed door to:-

**Dining Room/Breakfast Room**

With papered ceiling and coving, built in storage cupboard space, double glazed window to rear aspect and opening to:-

**Kitchen**

Fitted with a good range of matching base and wall units in cream with high gloss roll top work surface space and preparation area incorporating single drainer sink unit with tap over, space for fridge freezer, part tile walls, tile effect vinyl flooring, gas cooker point, plumbing for automatic washing machine, double glazed window and door to rear aspect.

**First Floor Landing**

With loft access and doors to:-

**Bedroom One**

With coving and double glazed window to front aspect.

**Bedroom Two**

With coving, built in airing cupboard space and double glazed window to rear aspect.

**Bedroom Three**

With double glazed window to front aspect.

**Bathroom**

A three piece modern suite in white comprising panel bath, low level W.C, wash hand basin, half tiled walls and double glazed frosted window to rear aspect.

**External**

As you approach the home, small, well-kept steps guide you toward the front of the property, where you're greeted by a generous front garden. It's laid mainly to lawn, framed with mature shrubs and vibrant flower borders that give it a warm, welcoming feel. Uniquely, a legal pedestrian underpass provides secure and private access from the front to the rear of the property—ideal for convenience without compromising privacy.

At the rear, you'll find a garden that's truly a standout feature: larger than average, beautifully stocked, and cared for with clear attention to detail. It's a lush, green haven filled with an abundance of mature shrubs, rich flower borders, and natural hedgerow, creating both beauty and seclusion. Adding to its appeal is a purpose-built potting shed, ready for anyone with a love for gardening or simply looking for a peaceful retreat outdoors.

**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.





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