

FOR SALE

£350,000 Freehold



New Well Lane, Newton, Swansea, West Glamorgan SA3 4SR

- Three Bedroom End of Terrace Home
- Charming character features
- Gas Central Heating
- Close to village amenities and award-winning beaches
- No onward chain
- Elevated position with rear garden and gated parking
- Potential for updating and modernisation
- Excellent school catchment area



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PROPERTY DESCRIPTION

Bay is delighted to bring to the sales market, this charming, three bedroom, end of terrace home in the heart of Newton. Nestled along the sought-after New Well Lane, this well-presented property offers the perfect blend of character, comfort, and convenience. Set back from the road behind a stone wall with steps leading up to the entrance, the property briefly comprises a welcoming entrance porch, an open-plan living and room and dining area, a well-appointed kitchen/breakfast room with scope for modernisation, and relaxing sun room/conservatory, perfect for settling down with a book or your first coffee of the day! Upstairs there are three bedrooms, the main bedroom with fitted wardrobe and rear bedroom with storage cupboard, and bathroom with bath and shower enclosure. To the rear, the property benefits from a raised patio and terraced garden, providing a private outdoor space perfect for relaxing or entertaining, and ample parking with gated access to Slade Road at the rear. Located within Newton Village, the property is just a short distance from Newton School, bus stop across the road, local shops in Mumbles and the stunning beaches of Langland and Caswell Bay. This is a fantastic opportunity to acquire a home in one of Swansea's most desirable coastal areas. ideal for family life or first-time buyers. Potential for updating and modernisation. Gas central heating. Property is adjacent to a public footpath. Declared personal interest: a member of the Bay Estate & Letting agents team is a connected person. Freehold. Council Tax: Band E. Please refer to Ofcom checker for mobile signal and coverage. EPC Rating: E. Virtual tour available!



ROOM DESCRIPTIONS

Entrance Porch

White uPVC surround double glazed entrance door and window to side. Tile flooring. Ceiling light fitting. Glazed door to living room.

Living / Dining Room

3.981m x 8.238m (13' 1" x 27' 0") [Measurements taken to furthest point of room]

Fitted carpet. Two white uPVC surround double glazed bay windows to front. Two ceiling light fittings. Brick fireplace. Two radiators. Staircase to first floor..

Kitchen

3.051m x 4.731m (10' 0" x 15' 6") [Measurements taken to furthest point of room]

Fitted carpet. Ceiling light fitting. Three white uPVC surround double glazed windows and door leading to conservatory. Wall and base units, incorporating a stainless steel sink and drainer unit. Space for oven and fridge/freezer. Plumbed for washing machine. Partial splash-back wall tiling. Radiator.

Conservatory

White uPVC surround double glazed panels and door to rear garden. Fitted carpet. Wall mounted light fittings.

First Floor Landing

Fitted carpet. Two ceiling light fittings. Access to attic. Window above staircase.

Main Bedroom

4.235m x 4.448m (13' 11" x 14' 7") [Measurements taken to furthest point of room]

Fitted carpet. Ceiling light fitting. White uPVC surround double glazed window. Radiator. Fitted wardrobe unit and overbed cabinets.

Bedroom 2

4.472m x 3.514m (14' 8" x 11' 6") [Measurements taken to furthest point of room and into alcove]

Fitted carpet. Ceiling light fitting. White uPVC surround double glazed window to front, to side and facing staircase. Radiator.

Bedroom 3

2.717m x 3.055m (8' 11" x 10' 0") [Measurements taken to furthest point of room and into cupboard space]

Fitted carpet. Ceiling light fitting. White uPVC surround double glazed window to side. Radiator. Door to storage cupboard.

Bathroom

3.024m x 1.927m (9' 11" x 6' 4") [Measurements taken to furthest point of room]

Fitted carpet. Ceiling light fitting. White uPVC surround double glazed window to rear with privacy glass. Step up bath. Shower enclosure. Pedestal wash hand basin. Low level WC. built-in storage airing cupboard, housing boiler. Radiator. Partial splash-back wall tiling (fully tiled within shower enclosure).

External

Stone wall to front and gated steps to main entrance and front garden with decorative stones. Enclosed, terraced rear garden with decorative stones and elevated garden with space for parking and rear gate to Slade Road.

Tenure & Council Tax

Tenure: Freehold.

Council Tax: Band E

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.

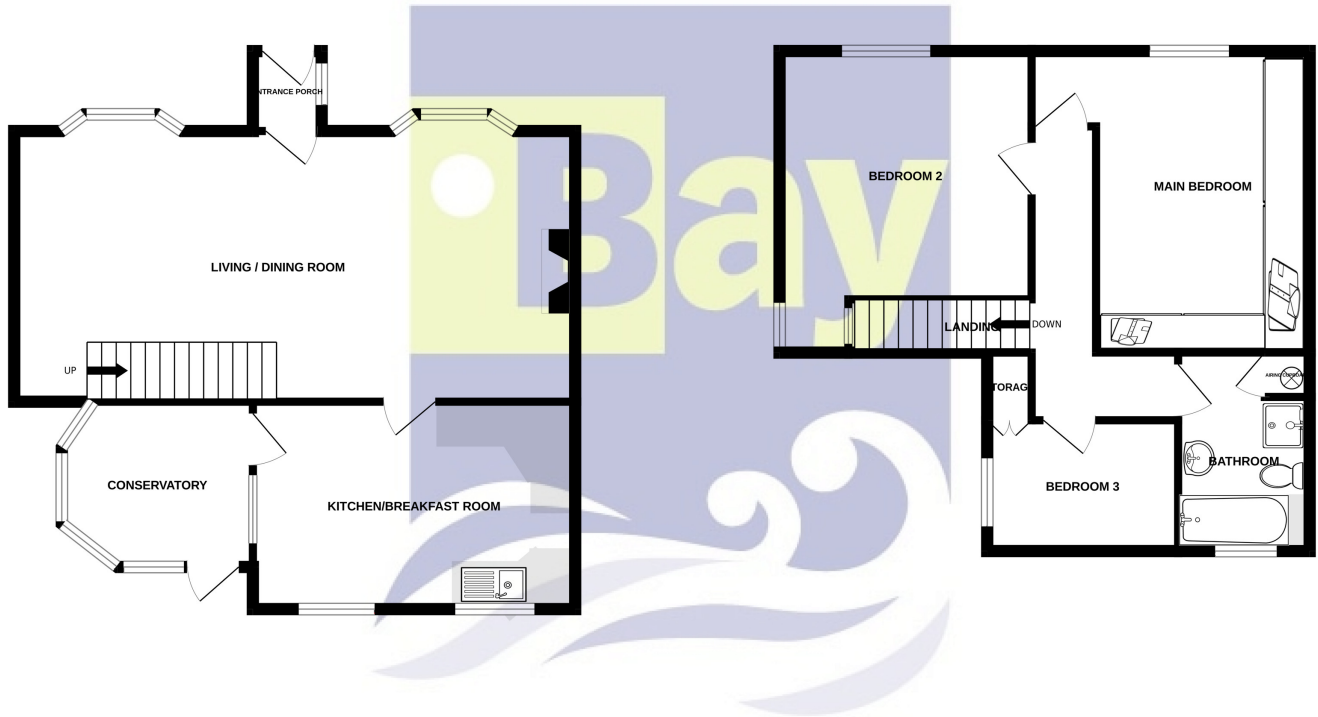


FLOORPLAN & EPC



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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