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24 Highpool Close
Newton,
Swansea,
SA3 4TU

24 Highpool Close

Asking price

£485,000

An immaculately presented detached dormer bungalow occupying a generous plot at the head of a quiet cul-de-sac in the heart of the sought-after village of Newton, Mumbles.

Detached dormer bungalow occupying an impressive plot.

Located in the heart of Newton, Mumbles.

Less than 0.2 miles to Newton Primary School and within Bishopston Comprehensive catchment area.

Two generous double bedrooms with potential to create a third double bedroom.

First floor mezzanine studio area offering further bedroom potential.

First floor bedroom benefiting from a private en-suite shower room.

Desirable open-plan kitchen/diner fitted with a contemporary range of units and integrated appliances.

Separate utility area and external UPVC conservatory extension, ideal as a home office or gym.

Garden room extension overlooking the impressive, level rear garden.

Driveway providing off-road parking for three vehicles leading to a single garage with power supply.





This beautifully presented detached dormer bungalow is set within an enviable position at the head of a quiet cul-de-sac, occupying a generous and level plot in the heart of the sought-after village of Newton, Mumbles. The property offers deceptively spacious and versatile accommodation, impeccably maintained throughout and ideally suited to families, downsizers or those seeking flexible living space.

Recently upgraded external doors and modern solid oak internal doors to the ground floor add to the contemporary elegance and aesthetic created by the current owners. The ground floor centres around a desirable open-plan kitchen/dining area, fitted with contemporary units and integrated appliances, complemented by a separate utility room. Additional living space is provided by a light-filled garden room extension, together with a UPVC conservatory which is ideal for use as a home office, studio or gym. To the first floor is a spacious mezzanine studio area offering excellent scope to create a third double bedroom if required, alongside a generous double bedroom

benefiting from a private en-suite shower room. Externally, the property is further enhanced by a beautifully landscaped front garden, driveway parking for up to three vehicles and a single garage with power and direct pedestrian access to the rear garden. The impressive enclosed rear garden is level, mainly laid to lawn and interspersed with raised planting borders, providing an ideal space for entertaining,

relaxation and family life. Situated within walking distance of Mumbles town centre, the iconic pier and Langland Bay, and within close proximity to highly regarded local schools, this exceptional home perfectly balances village tranquility with coastal convenience.





Directions

Once you turn into Highpool Close, remain straight ahead and do not follow the Sat Nav's instructions to turn immediately right onto Highpool Lane. There is no.24 on Highpool Lane and people often confuse the two properties. If they remain straight ahead, the road leads you to the head of the cul-de-sac where the property can be found.

Tenure

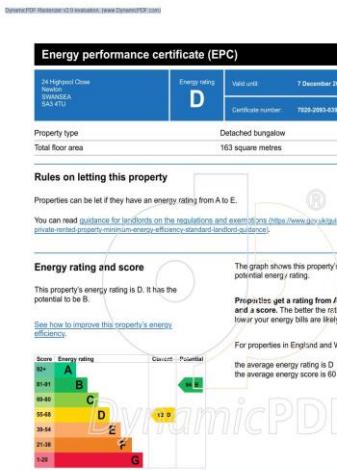
Freehold

Services

All main services and metred.

Council Tax Band F

EPC Rating D



Viewing strictly by appointment through Herbert R Thomas

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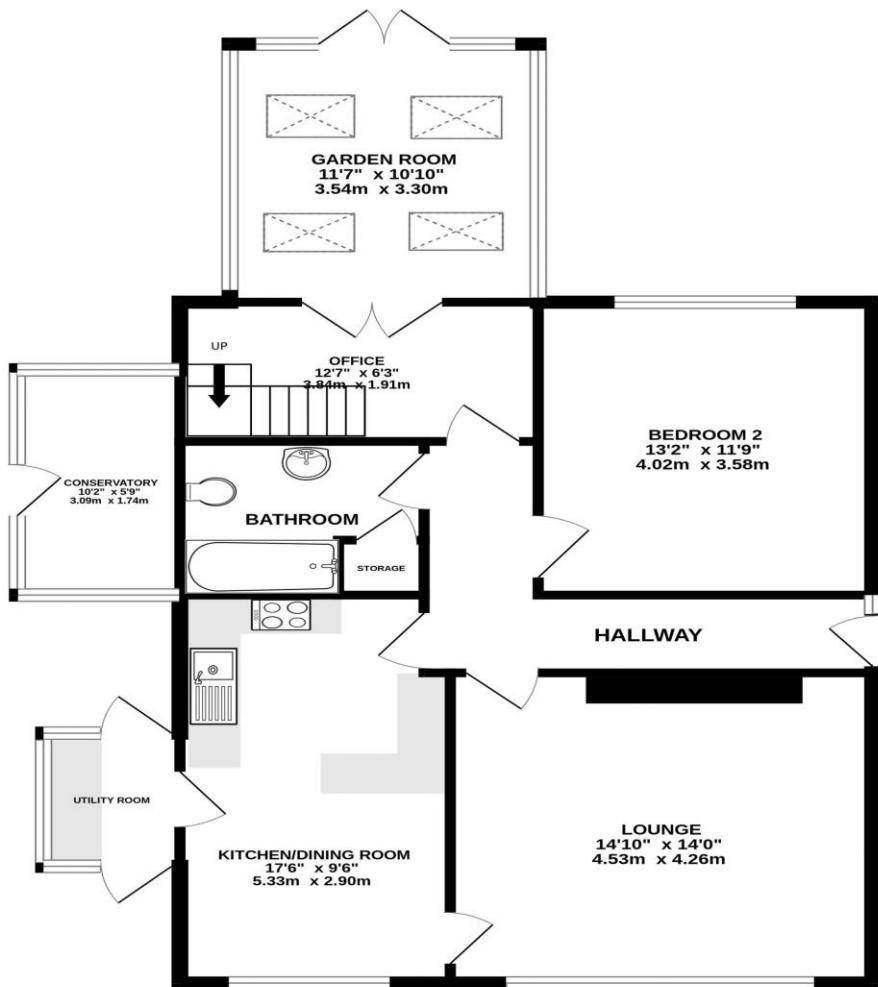
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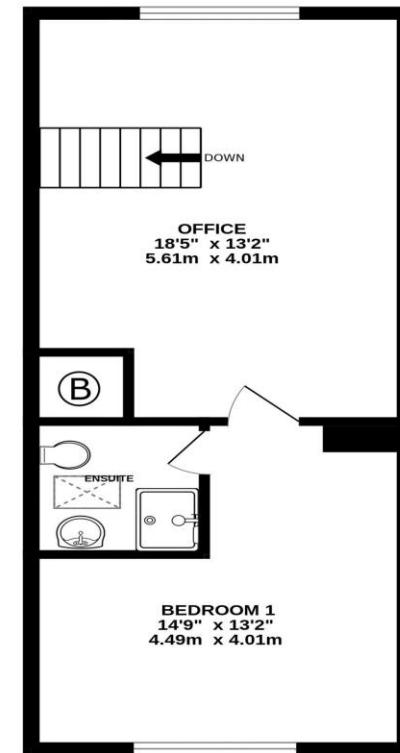
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



GROUND FLOOR
951 sq.ft. (88.4 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 1383 sq.ft. (128.5 sq.m.) approx.

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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