



MELANIE ANDERSON
Independent Estate Agents POWERED BY **exp** UK

Bishops Wood Grove, Newton, Swansea, SA3 4BP

Offers In Region Of £700,000

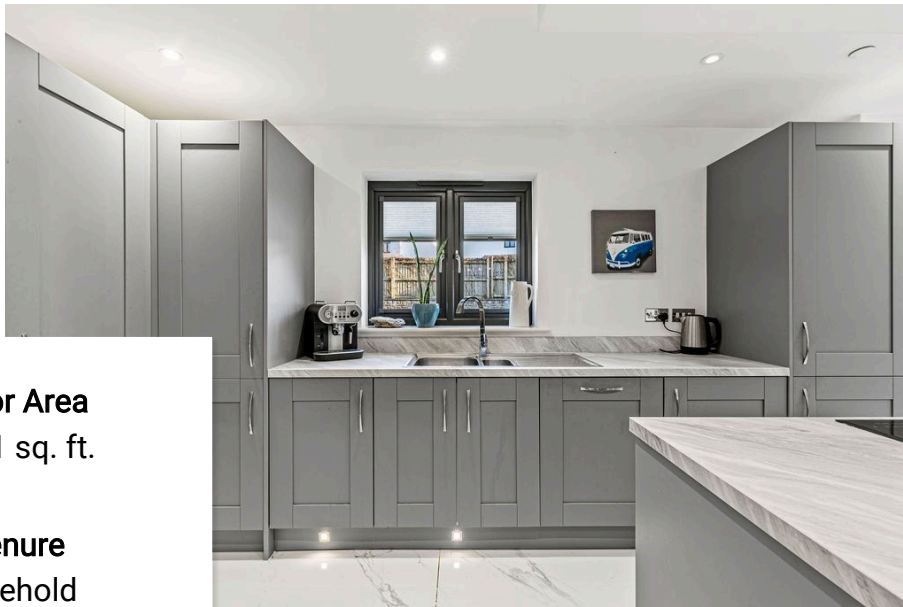
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Immaculately presented four bedroom detached property situated in a prestigious luxury development within a sought after location in Newton. Benefiting from a spacious, open plan kitchen/diner, separate lounge, utility room and downstairs w/c, along with a driveway and garage. Conveniently located nearby Singleton Hospital and Swansea University with easy access to the M4. Close to the popular beaches of Langland and Caswell along with plenty of popular clifftop walks. Ideal family home within good school catchments for the highly regarded Bishopston Comprehensive school and Newton Primary. Freehold.

Viewing comes highly recommended to appreciate all this property has to offer.





Floor Area
1361 sq. ft.

Tenure
Freehold

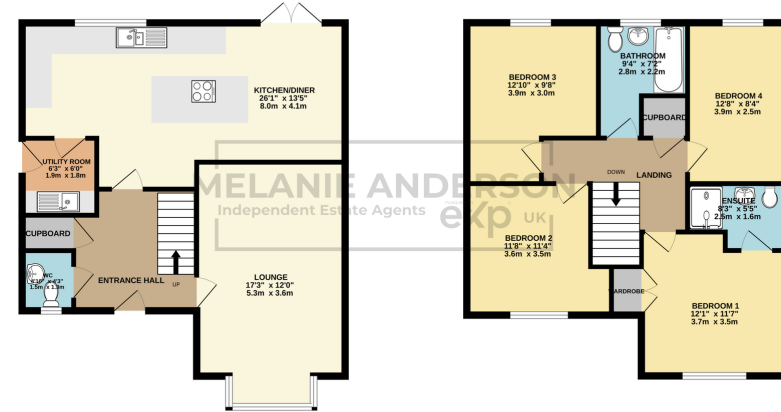
Service Charge
£ per annum

Ground Rent
£ per annum



GROUND FLOOR
686 sq.ft. (63.8 sq.m.) approx.

1ST FLOOR
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA: 1361 sq ft. (126.4 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 parts 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 quantity or efficiency can be given. Made with MergeIn 1/2024

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Swansea, Mumbles & Cower

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It is recommended that you check the contract you have with your current agent.