



Eel Marsh House Mayals Green, Mayals, Swansea, City & County Of Swansea, SA3

£795,000

Located in the highly desirable area of Mayals Green, Mayals, this impressive detached five-bedroom family home offers generous living space and a superb plot size of approximately 0.18 acres. With a total floor area of 2,739 square feet, the property provides ample room for comfortable family living, alongside a versatile layout perfect for both relaxation and entertaining.

The home is approached via a spacious driveway with parking for several vehicles and access to an integral double garage. Inside, the accommodation opens with a porch and welcoming hallway leading to a convenient cloakroom. The main lounge, a bright and airy space, flows beautifully into a conservatory, inviting natural light throughout. A separate dining room with direct access to the kitchen makes for ideal family meals or entertaining guests, while the kitchen itself benefits from a connected utility room for added practicality. The ground floor is completed by the integral garage, accessible from within the home.

Entrance

Via a composite door into the porch.

Porch

With a set of doors into the hallway. Radiator.

Hallway

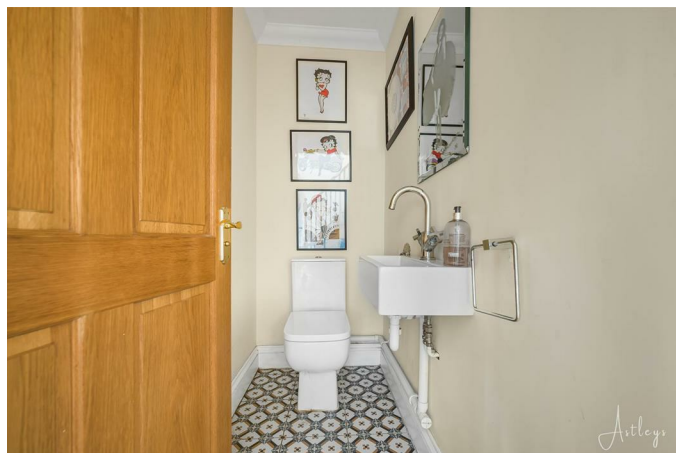


With stairs to the first floor. Radiator. Door to the cloakroom. Door to the kitchen. Door to the dining room. Door to the lounge.

Hallway



Cloakroom 6'3" x 3'1" (1.929 x 0.947)



You have a low-level WC. Wash hand basin. Tiled floor. Spotlights. Radiator. Extractor fan.

Lounge 24'1" x 15'8" (7.351 x 4.797)



You have a double glazed bay window to the front. Set of double glazed windows to the side. Two radiators. Feature fireplace housing a gas fire set on marble hearth with marble surround. Set of doors to the conservatory and a set of doors to the dining room.

Lounge



Lounge



Conservatory 15'9" x 11'10" (4.813 x 3.624)



You have a set of double glazed windows to the rear garden and a set of double glazed PVC doors to the rear garden.

Conservatory



Dining Room 13'4" x 11'11" (4.070 x 3.647)



You have a set of double glazed PVC doors to the rear garden. Radiator. Door to the kitchen.

Kitchen 12'9" x 15'6" (3.910 x 4.733)



You have a set of double glazed windows to the rear. A well appointed kitchen fitted with a range of base and wall units. Running marble work surface incorporating a stainless steel sink and drainer unit. Five ring Rangemaster cooker with extractor hood over. Integral dishwasher. Radiator. Spotlights. Tiled floor. Door to the utility room.

Kitchen



Kitchen



Utility Room 4'7" x 10'9" (1.422 x 3.282)

Double glazed door to the side. Radiator. Tiled floor. Door to storage cupboard. Door to the integral double garage. Running work surface incorporating a stainless steel sink and drainer unit. Plumbing for washing machine. Space for tumble dryer.

Integral Double Garage 15'10" x 18'1" (4.846 x 5.517)

You have two electric 'up and over' doors. Power and light.

First Floor

Landing



You have a set of double glazed windows to the front. Radiator. Door to the bathroom. Doors to bedrooms.

Landing

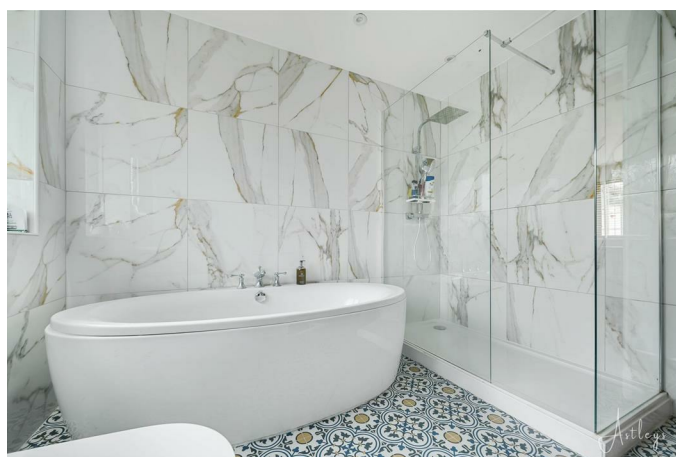


Bathroom 10'0" x 8'6" (3.057 x 2.607)



A set of frosted double glazed windows to the rear. A beautifully appointed bathroom suite comprising a freestanding bathtub. Large walk-in shower with oversized showerhead above. WC. Wash hand basin. Radiator. Tiled floor. Tiled walls. Extractor fan. Spotlights.

Bathroom



Bedroom One 17'6" x 13'11" (5.336 x 4.242)



Set of double glazed windows to the front. Radiator. Sliding doors to built-in wardrobes. Door to the en suite.

Bedroom One



En-Suite 7'1" x 9'2" (2.178 x 2.800)



Beautifully appointed en suite comprising a freestanding bathtub. Large walk-in shower with oversized showerhead above. WC. Wash hand basin. Tiled floor. Tiled walls. Spotlights. Extractor fan.

En-Suite



Bedroom Two 13'2" x 11'9" (4.026 x 3.598)



Set of double glazed windows to the rear. Radiator. Sliding doors to built-in wardrobes. Door to en suite.

Bedroom Two

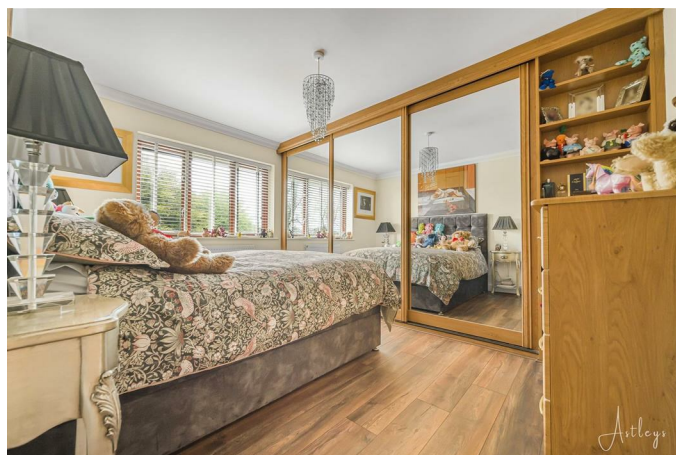


En-Suite 7'8" x 3'10" (2.356 x 1.192)



En suite comprising a corner shower cubicle. WC. Wash hand basin. Chrome heated towel rail. Tiled floor. Tiled walls. Spotlights. Extractor fan.

Bedroom Three 10'10" x 13'2" (3.315 x 4.016)



You have a set of double glazed windows to the rear garden. Radiator and sliding doors to built-in wardrobe.

Bedroom Three



Bedroom Four



Bedroom Four 10'8" x 15'9" (3.274 x 4.812)



A set of double glazed windows to the front. Radiator. Sliding door to built-in wardrobe.

Bedroom Five 9'8" x 11'5" (2.971 x 3.502)



Currently being used as a office. Set of double glazed windows to the rear. Radiator.

External

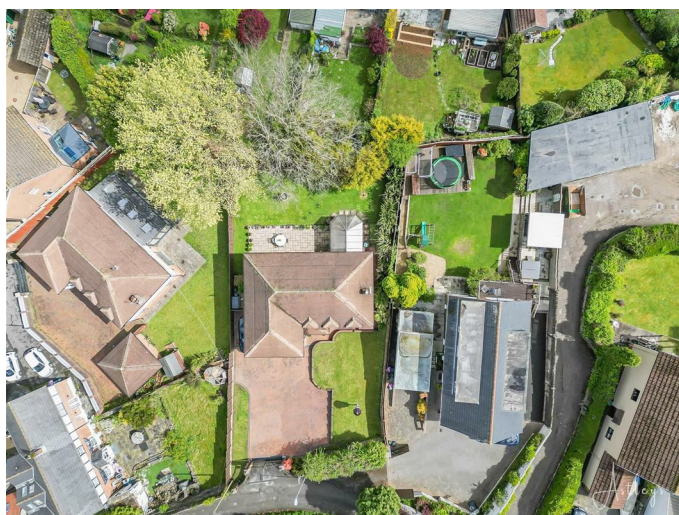
Aerial Aspect



Aerial Aspect



Aerial Aspect



Aerial Aspect



Aerial Aspect



Front



You have private electric gated entry onto a private driveway which offers parking for several vehicles leading to the integral double garage. Side access on both sides of the property and a lawned garden.

Rear



You have a patio seating area with ample room for tables and chairs and a lawned garden bordered by fencing.

Rear



Rear



Services

Mains electric. Mains sewerage. Mains water. Mains Gas. Broadband type - full fibre. Mobile phone coverage available with EE, Three, Vodafone & O2.

Council Tax Band

Council Tax Band - H

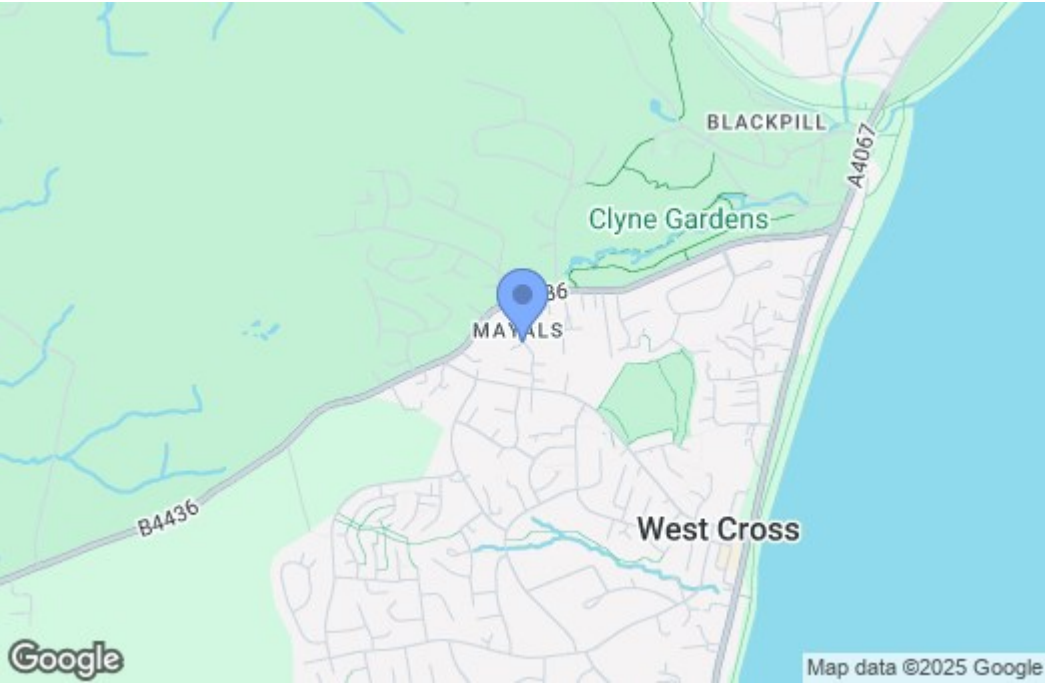
Tenure

Freehold.

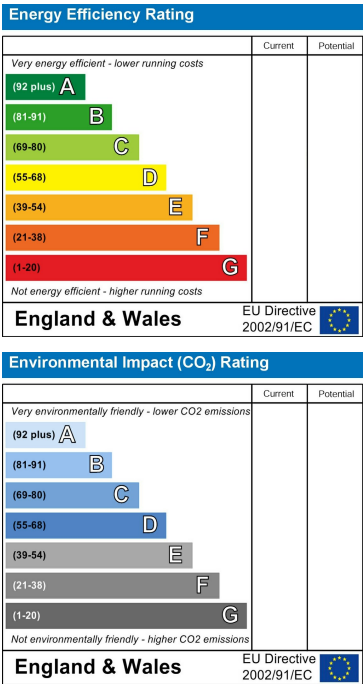
Floor Plan



Area Map



Energy Efficiency Graph



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