



104 Owls Lodge Lane, Mayals, Swansea, City & County Of Swansea, SA3 5DP

Offers Over £775,000

This impressive six-bedroom detached family home, which includes a one-bedroom attached annex, is located in the highly sought-after area of Mayals. Offering breathtaking sea views of Swansea Bay, Mumbles Pier, and Mumbles Lighthouse to the front, the property also enjoys a peaceful outlook over Clyne Golf Course to the rear. Set on a generous 0.35-acre plot, this substantial home provides a floor area of 2,926 sq. ft., blending space, comfort, and versatility.

The main house features three spacious reception rooms, creating an ideal environment for family living and entertaining. The ground floor comprises a welcoming hallway, two cloakrooms, a bright and airy lounge, a formal dining room, a well-appointed kitchen, and a utility room. The first floor hosts four well-proportioned bedrooms and two shower rooms, while the second floor is home to a study, the principal bedroom, and an additional bathroom.

Adjoined Annex

Annex Kitchen/Living Area 13'7" x 21'1" (4.155 x 6.442)



Annex has its own entrance, which is via a set of frosted double-glazed PVC doors into the kitchen/living area. Door to the inner hall. Two wall-mounted electric radiators. Set of double-glazed windows to the front. The kitchen is fitted with a range of base and wall units. Running work surface incorporating a stainless steel sink and drainer unit. Plumbing for washing machine. Integral fridge.

Annex Inner Hall



You have a set of double-glazed windows to the front. Wall-mounted electric radiator. Door to WC. Door to the bathroom. Spiral staircase to the bedroom.

Annex W/C 5'1" x 2'4" (1.569 x 0.716)

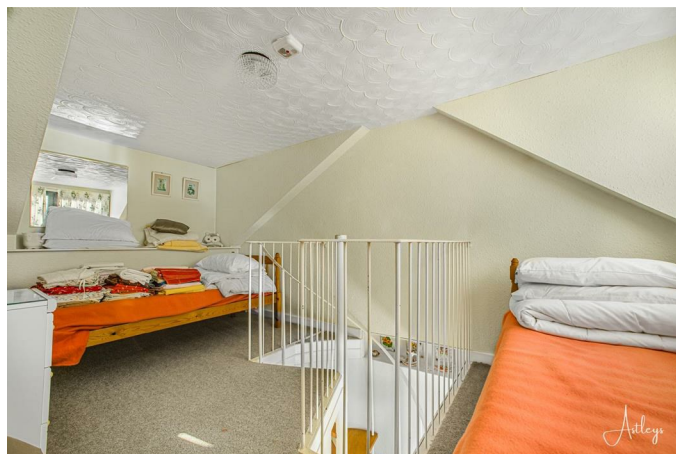
WC. Wash hand basin. Tiled floor. Tiled walls. Extractor fan.

Annex Bathroom 5'2" x 5'7" (1.583 x 1.714)



Suite comprising; bathtub with shower over. Wash hand basin. Tiled floor. Tiled walls. Extractor fan.

Annex Bedroom 14'10" x 8'4" (4.539 x 2.558)



You have a double-glazed PVC door to the side and a set of double-glazed windows to the front.

Entrance

Via a frosted double-glazed PVC door into the hallway.

Hallway

With stairs to the first floor. Double-glazed window to the front. Door to the annex. Door to cloakroom. Door to utility room. Door to the lounge.

Cloakroom 3'0" x 5'1" (0.933 x 1.574)

With a frosted glazed window to the rear. Suite comprising; WC. Wash hand basin. Tiled floor. Tiled walls. Chrome heated towel rail.

Utility Room 14'6" x 7'2" (4.424 x 2.189)

Set of double-glazed windows to the rear. Double-glazed PVC door to the rear. Running work surface incorporating a stainless steel sink and drainer unit. Plumbing for washing machine. Space for tumble dryer. Space for fridge freezer. Tiled floor. Opening to the kitchen.

Kitchen 14'3" x 8'10" (4.366 x 2.704)



With a set of double-glazed sash windows to the rear and a door to the dining room. Well-appointed kitchen fitted with a range of base and wall units. Running work surface incorporating a one and a half bowl stainless steel sink and drainer unit. Integral dishwasher. Four ring gas hob with extractor hood over. Gas fired aga. Integral microwave. Door to pantry.

Dining Room 14'3" x 12'10" (4.350 x 3.936)



You have a set of double-glazed sash windows to the rear. Radiator and a door to the lounge.

Dining Room



Lounge 13'2" x 15'4" (4.034 x 4.688)



You have a set of double-glazed sash windows to the front. Radiator. Door to the inner hall.

Lounge



Inner Hall

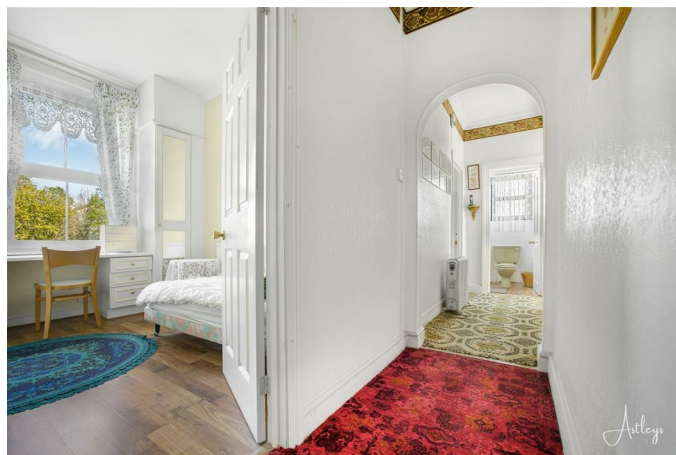
You have a double-glazed sash window to the front. Stairs to the first floor. Door to cloakroom.

Cloakroom 6'1" x 2'10" (1.857 x 0.865)

With a double-glazed window to the side. Suite comprising; WC. Wash hand basin. Tiled floor. Tiled walls.

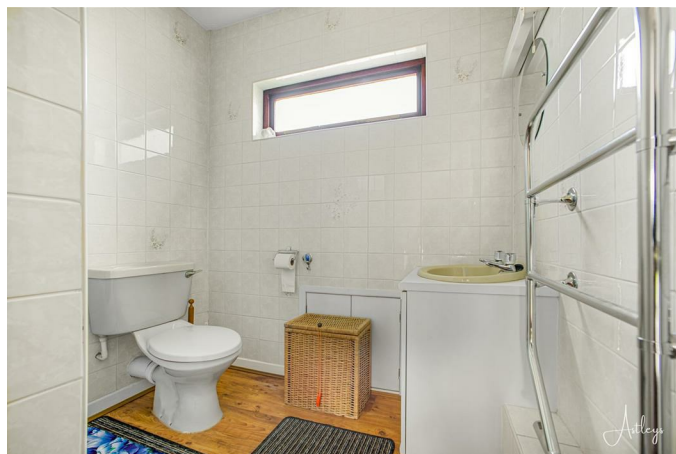
First Floor

Landing



You have stairs leading up to the second floor. Doors to bedrooms. Doors to shower rooms.

Shower Room 9'9" x 3'7" (2.977 x 1.109)



You have a double-glazed window to the side offering sea views of Swansea Bay and beyond. Suite comprising; a walk-in shower. WC. Wash hand basin. Tiled walls.

Bedroom Two 15'1" x 12'7" (4.604 x 3.856)



You have a set of double-glazed sash windows to the front. Radiator.

Bedroom Two



Bedroom Three 10'6" x 13'9" (3.225 x 4.206)



You have a double-glazed sash window to the rear. Radiator. Wash hand basin.

Bedroom Four 14'1" x 11'0" (4.295 x 3.367)

You have a double-glazed window to the front. Double-glazed window to the rear. Radiator.

Bedroom Five 10'11" x 9'3" (3.344 x 2.827)



You have a double-glazed window to the rear. Radiator. Doors to built-in wardrobes. Wash hand basin.

Shower Room 7'6" x 6'9" (2.307 x 2.063)

You have a frosted glazed window to the rear. Suite comprising; shower cubicle. WC. Wash hand basin. Radiator. Tiled walls.

Second Floor

Study 10'2" x 11'5" (3.121 x 3.483)



Door to bedroom one. Door to the bathroom. Double-glazed window to the front offering sea views of Swansea Bay and views of Mumbles Pier and Mumbles Lighthouse.

Bedroom One 14'11" x 11'1" (4.571 x 3.386)



You have a set of double-glazed windows to the front offering breathtaking sea views of Swansea Bay and beyond. Double-glazed window to the side. Radiator. Door to walk-in wardrobe.

View



Bathroom 11'8" x 10'6" (3.561 x 3.207)



You have a double-glazed window to the side, again offering breathtaking sea views of Swansea Bay and beyond, views of Mumbles Pier and Mumbles Lighthouse. Suite comprising bathtub with shower over, WC, wash hand basin, part tub walls, radiator.

View



Another Aspect



External

You have private driveway parking for several vehicles leading to the detached garage and two enclosed work spaces. Detached outbuilding (currently used as a greenhouse). Detached outbuilding (currently used as a freezer room). Externally to the rear, you have a garden pond with water feature. Patio seating area with room for tables and chairs. Lawned garden that wraps around the rear and side of the property that's home to a variety of flowers, trees, and shrubs.

Another Aspect



Another Aspect



Aerial Aspect



Grounds



Aerial Aspect



Grounds



Aerial Aspect

Aerial Aspect



Grounds



Grounds



Garage 21'0" x 17'2" (6.416 x 5.244)

Via a set of wooden doors. Power and light.

Services

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

Council Tax Band

Council Tax Band - H

Tenure

Freehold.

Grounds



Grounds



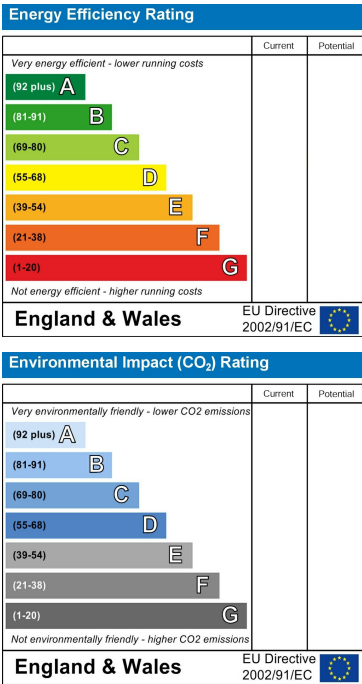
Floor Plan



Area Map



Energy Efficiency Graph



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. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.