



## **23 St. Andrews Close, Mayals, Swansea, West Glamorgan, SA3 5DX**

**Offers Over £550,000**

Discover a beautifully presented family home that has been tastefully renovated and improved throughout. This delightful property features an open plan kitchen, perfect for modern family life, seamlessly blending style and functionality. Situated within the desirable catchment area of Bishopston Comprehensive School, this home also offers easy access to the seafront promenade and the charming village of Mumbles.

The accommodation includes a fabulous living room, a convenient downstairs cloakroom, and an integral garage. The first floor boasts four bedrooms and a well-appointed bathroom. Externally, the property provides parking for two to three cars at the front. The south facing rear of the home showcases a pleasant garden, mainly laid to lawn, complemented by both patio and decked seating areas, ideal for outdoor entertaining and relaxation. This home perfectly balances comfort, convenience, and modern living in a sought-after location.

## Hallway

Entered via composite door to front. Stairs to first floor, Radiator. Doors to:

## Cloakroom

Frosted window to front. Low level W.C. Wash hand basin. Radiator.

## Lounge 18'5" x 13'0" (5.61m x 3.97m)



Double glazed bay window to front. Feature electric fireplace, folding door. Bifold doors to open plan kitchen.

## Lounge



## Lounge



## Open Plan Kitchen 15'4" x 29'7" (4.68m x 9.02m)



A beautifully appointed kitchen fitted with a range of base and wall units, running marble work surface incorporating a one and a half bowl stainless steel sink and drainer unit. Five ring gas hob with extractor hood over. Integral oven and grill. Integral fridge freezer. Integral wine fridge. Integral dishwasher. Central island. Double glazed frosted door to the conservatory. Double glazed windows to rear and patio doors to rear garden. Door to integral garage. Three radiators.

### Open Plan Kitchen



### Open Plan Kitchen



### Open Plan Kitchen



### Conservatory



### Open Plan Kitchen



Double glazed windows to side and rear, Double glazed doors to rear garden.

### Integral Garage

Electric up and over door. Power & light. Plumbing for washing machine and tap. Boiler.

### Landing

Double glazed window to side, Door to airing cupboard. Doors to

**Bedroom One 14'7" x 9'10" (4.45m x 2.99m)**



Double glazed window to front. Built in wardrobe.  
Radiator

**Bedroom Two 14'4" x 9'1" (4.38m x 2.78m)**



Double glazed window to rear. Radiator. Built in  
wardrobe.

**Bedroom Three 8'3" x 11'2" (2.51m x 3.41m)**



Double glazed window to rear. Radiator

**Bedroom Four 11'7" x 10'6" (3.53m x 3.21m)**



Double glazed window to front. Radiator

## Bathroom



Frosted double glazed window to side. Suite comprising of a low level WC. Wash hand basin, freestanding bathtub and a corner shower cubicle. Chrome heated towel rail.

## Bathroom



## External

## Front



Driveway parking for up to three vehicles and an electric car charging point. Side access to the rear.

## Rear Garden



Mainly laid to lawn. Patio seating area leading to a raised decked area.

## Rear Garden



## Aerial



## Rear Garden



## Services

Mains gas, water and electric. Ultrafast broadband available. No known mobile signal issues.

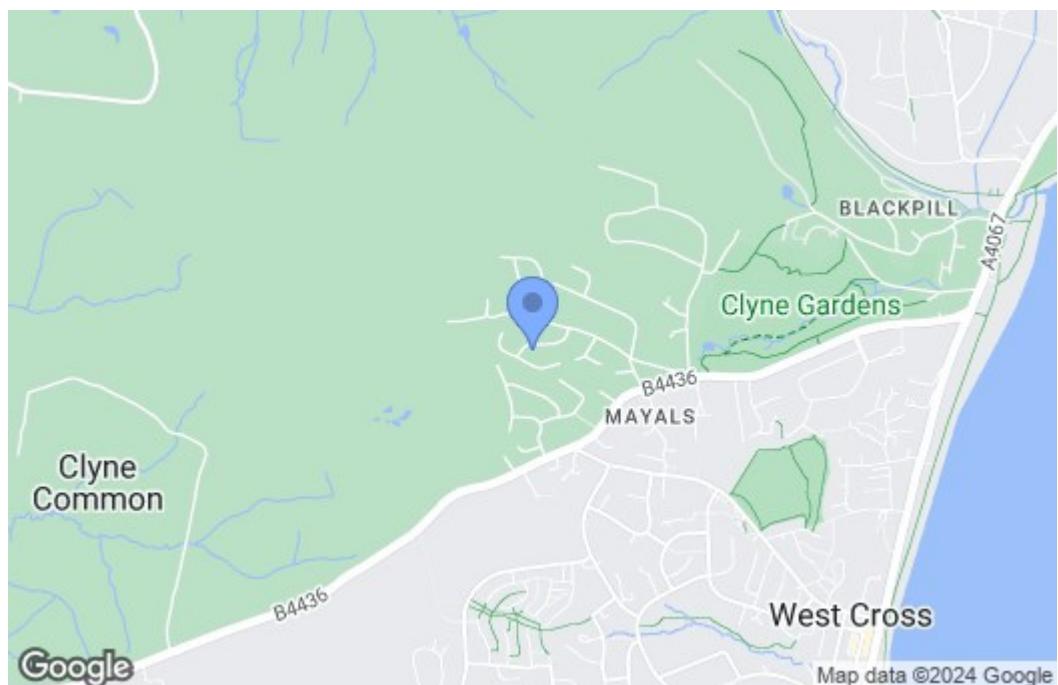
## Floor Plan



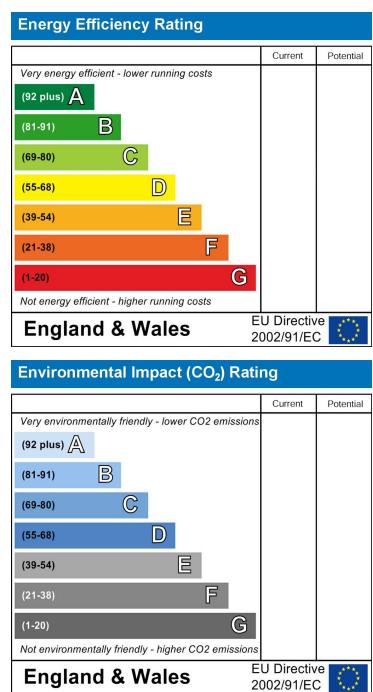
Astleys use all reasonable endeavours to supply accurate property information in line with the consumer protection from unfair trading regulations 2008. These property details do not form any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified, professional advice is advised and it should not be assumed this property has all the necessary building regulations and planning permissions. Any heating, services and appliances have not been checked or tested. Floor plan is not to scale and is for illustrative purposes only.

Plan produced using PlanUp.

## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.