



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

Offers Over £675,000

Situated on the sought-after Owls Lodge Lane in Mayals, this impressive five-bedroom detached family home offers spacious and versatile living accommodation ideal for modern family life. With a generous floor area of approximately 2,776 square feet and occupying a plot size of 0.14 acres, the property is designed for comfort and flexibility, enhanced by sea views over Swansea Bay to the rear. Within catchment area for Mayals Primary School and Bishopston Comprehensive. The property is being sold with no onward chain.

The ground floor layout includes an inviting hallway, a cloakroom, and a lounge that opens through to a formal dining room. From the dining area, there is access to the well-equipped kitchen/breakfast room, which enjoys views to the garden and opens out onto a raised seating area perfect for outdoor dining. A door from the kitchen also provides access to the integral garage. Stairs lead down to the lower ground floor, where you'll find a living room, sitting room, utility room, and the principal bedroom complete with en-suite shower room.

## Entrance

Via a composite door into the hallway.

## Hallway



Set of stairs to the first floor. Door to the cloakroom. Door to the lounge. Door to the kitchen/breakfast room. Radiator.

## Cloakroom 7'0" x 3'5" (2.149 x 1.049 )

You have a frosted triple glazed window to the front. Suite comprising; WC. Wash hand basin.

## Lounge 15'5" x 14'8" (4.721 x 4.482 )



You have a double glazed bay window to the front. Radiator. Feature gas fire set on fireplace. Opening to the dining room.

## Lounge



## Dining Room 9'9" x 14'7" (2.993 x 4.457 )



You have a door to the kitchen. Radiator and a set of triple glazed windows to the rear overlooking the rear garden.

## Dining Room



## Kitchen/Breakfast Room



## Kitchen/Breakfast Room 12'3" x 19'11" (3.743 x 6.087 )



## Kitchen/Breakfast Room



You have a set of triple glazed windows to the rear again offering a pleasant outlook over the rear garden. Set of double glazed French patio doors leading out to the rear raised deck seating area with ample room for tables and chairs which boasts sea views of Mumbles Bay and beyond. Radiator. Door to the integral garage. Stairs leading down to the lower ground floor. The kitchen itself is well appointed, fitted with a range of base and wall units. Running granite work surface incorporating a sink and range master cooker. You have a integral fridge, integral freezer & integral dishwasher.

## Raised Balcony



## Raised Balcony



## Bathroom



## Integral Garage 17'5" x 8'7" (5.321 x 2.620 )

Electric 'up and over' door leading to the garage. Garage with a frosted glazed PVC door to the side. Door to the kitchen breakfast room.

## First Floor

### Landing

You have a triple glazed window to the side. Loft access. Doors to bedrooms. Door to the bathroom.

## Bathroom 12'2" x 8'1" (3.709 x 2.467 )



With a set of frosted triple glazed windows to the rear. A well appointed bathroom suite comprising; bathtub. Corner shower cubicle. WC. Wash hand basin. Chrome heated towel rail. Spotlights. Extractor fan.

## Bedroom Two 14'8" x 13'7" (4.490 x 4.163 )



You have a set of triple glazed windows to the front. Radiator.

## Bedroom Two



## Bedroom Three



## Bedroom Three 14'5" x 12'0" (4.406 x 3.660 )



You have a set of triple glazed windows to the rear offering partial sea views of Swansea Bay and beyond. Views of Mumbles Pier and Mumbles Lighthouse. Radiator Opening to the dressing area.

## Dressing Area 6'7" x 9'0" (2.025 x 2.765 )



With doors to built-in wardrobes. Radiator. Set of triple glazed windows to the rear again offering sea views of Swansea Bay and views of Mumbles Pier and Mumbles Lighthouse.

**Bedroom Four 19'9" x 7'1" (6.038 x 2.165)**



Currently being used as a office space you have a set of triple glazed windows to the front. Two radiators.

**Bedroom Four**



**Bedroom Five 15'6" x 8'0" (4.747 x 2.446 )**



You have a set of triple glazed windows to the rear again offering partial sea views and views of Mumbles Pier and Mumbles Lighthouse. Radiator.

**Bedroom Five**



**Lower Ground Floor**

**Living Room 26'1" x 10'9" (7.966 x 3.279 )**



With a set of double glazed sliding doors leading out to the rear garden. Door to the utility room. Opening to the sitting room and a door to bedroom one. Radiator.

**Living Room**



**Utility Room 12'2" x 8'11" (3.712 x 2.738 )**



Triple glazed windows to the rear. Radiator. Running work surface incorporating a stainless steel sink and drainer unit. Tiled floor. Plumbing for washing machine. Space for tumble dryer.

**Sitting Room 12'11" x 8'0" (3.941 x 2.456 )**



You have a wall-mounted radiator.

**Bedroom One 14'2" x 14'9" (4.330 x 4.509 )**



Door to built-in storage cupboard. Door to built-in walk-in wardrobe. Door to en suite. Two radiators. Set of triple glazed windows to the rear. Double glazed PVC door to the rear.

**Bedroom One**



**En-Suite 9'4" x 10'10" (2.859 x 3.320 )**



Well appointed en suite comprising; bathtub. Corner shower cubicle. WC. Two wash hand basins. Radiator. Tiled floor. Extractor fan. Spotlights.

#### **External**

#### **Aerial Aspect**



#### **Aerial Aspect**



### Aerial Aspect



### Rear



### Front



You have private driveway parking for two to three vehicles leading to the integral garage. Side access on both sides of the property. Lawned garden home to a variety of flowers and shrubs.

You have a South facing garden which is home to a patio seating area with ample room for tables and chairs which in turn leads to a lawned garden. You also have a detached garden shed. The rear garden is home to a variety of flowers, trees and shrubs.

### Rear



## Rear



## Rear



## 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

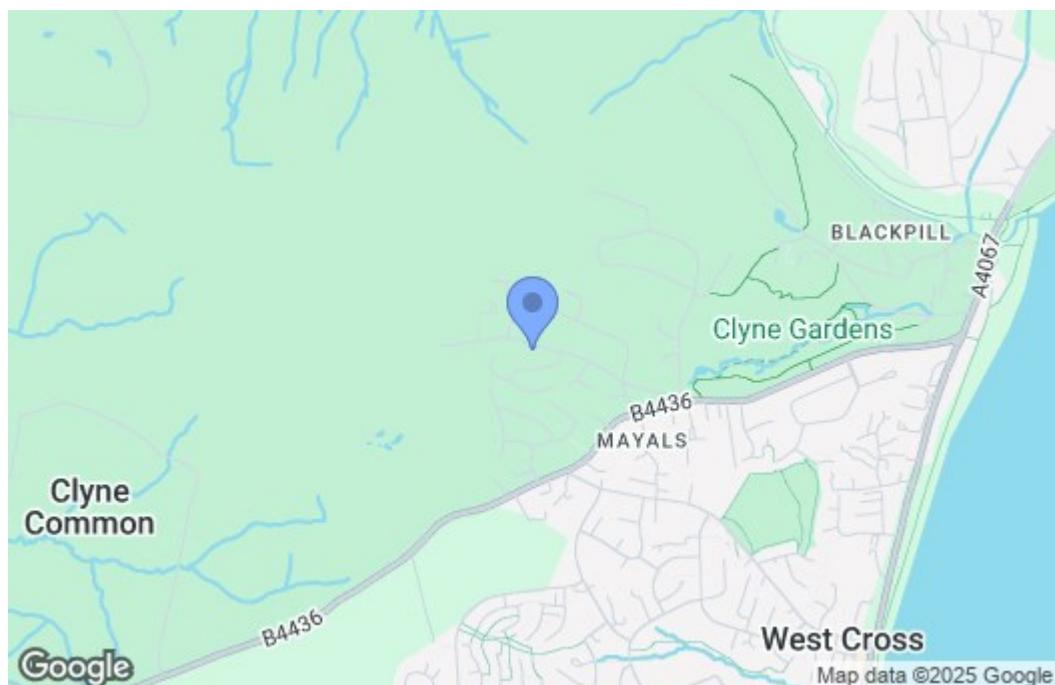
## Tenure

Freehold.

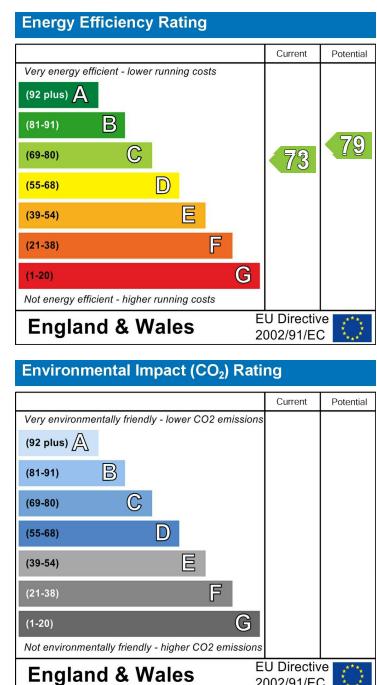
## Floor Plan



## Area Map



## Energy Efficiency Graph



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