



101 Mayals Road, Mayals, Swansea, City & County Of Swansea, SA3 5DH

Asking Price £650,000

For sale this substantial detached, four double bedroom family home in the sought after location of Mayals. This impressive property offers superb, versatile family living accommodation set over two floors. The property also falls within the catchment for the highly regarded Bishopston Comprehensive School. Partial sea views can also be seen to the rear of the property.

The accommodation comprises; hallway, w/c, lounge, living room, kitchen/breakfast room and utility room to the ground floor. To the first floor you have four double bedrooms (master with en-suite) and a bathroom. Externally to the front you have an electric gate that accesses the private driveway parking for several vehicles. Lawned garden home to a variety of flowers and shrubs. Side access. To the rear you have a patio seating area which in turn leads down to a lawned garden home to a variety of flowers, trees and shrubs. Detached garden shed. Side access.

We feel this is a spacious home in a wonderful location, a stone's throw from the delightful Clyne Gardens and Country Park, Swansea Bay Foreshore and Clyne Golf Club. It is also conveniently placed for the many local shops and amenities in Mumbles, maintains good road links to Swansea City Centre and the M4. Viewing is highly recommended. EER-D68

Entrance

Via a frosted double glazed PVC door with frosted double glazed side panel into the hallway.

Hallway

With stairs to first floor. Doors to lounge, living room, kitchen/breakfast room and cloakroom. Radiator with a custom fitted oak surround. Tiled floor.

WC

With a low level w/c. Wash hand basin.

Lounge 16'1" x 19'3" (4.90 x 5.88)

With a double glazed bay window to the front. Feature gas fire set in fireplace with a one piece marble surround. Two radiators with fitted oak covers.

Living Room 25'7" x 13'5" (7.79 x 4.09)

With a set of double glazed French patio doors to the rear Juliet balcony. Two radiators with custom fitted oak covers.

Kitchen/Breakfast Room 14'7" x 31'3" (4.45 x 9.52)

With three double glazed windows to the rear. Double glazed PVC door to the rear. Door to utility room. A beautiful and recently appointed kitchen fitted with a range of base and wall units, running granite work surface incorporating a ceramic sink with m

Utility Room 14'8" x 10'0" (4.46 x 3.04)

With a set of frosted glazed doors to the inner porch. Double glazed window to the side. Running work surface incorporating a one and a half bowl sink and drainer unit. Space for fridge/freezer. Space for washing machine. Space for tumble dryer. Integral

Inner Porch

With a set of double glazed French patio doors to the front. Radiator.

Landing

With a double glazed window to the front. Radiator. Door to airing cupboard. Doors to bedrooms and bathroom. Loft access.

Bathroom 8'2" x 6'11" (2.50 x 2.12)

With a frosted double glazed window to the rear. Bathroom suite comprising; whirlpool bathtub with shower over. Low level w/c. Wash hand basin. Radiator. Tiled walls.

Bedroom 1 13'0" x 12'2" (3.97 x 3.70)

With a double glazed window to the rear offering partial sea views. Doors to built in wardrobes. Door to en-suite. Radiator.

En - Suite 7'1" x 7'3" (2.15 x 2.22)

With a frosted double glazed window to the side. Suite comprising; corner shower cubicle. Low level w/c. Wash hand basin. Tiled walls. Radiator. Extractor fan.

Bedroom 2 13'5" x 11'5" (4.08 x 3.49)

With a double glazed window to the rear offering partial sea views. Doors to built in wardrobes. Radiator.

Bedroom 3 10'10" x 12'9" (3.30 x 3.89)

With a double glazed window to the front. Radiator. Doors to built in wardrobes.

Bedroom 4 13'9" x 10'8" (4.19 x 3.26)

With a double glazed window to the front. Radiator. Access to loft space (above lounge).

External

To the front you have a electric gate that accesses the

private driveway parking for several vehicles. Lawned garden home to a variety of flowers and shrubs. Side access. To the rear you have a patio seating area which in turn leads down to a lawned garde

Rear Garden

View

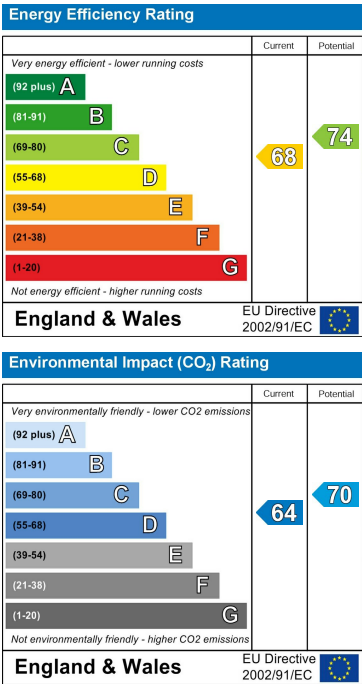
Floor Plan



Area Map



Energy Efficiency Graph



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