

19 Mulgrave Way,  
Mayals, Swansea, SA3  
5DG

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# 19 Mulgrave Way, Mayals, Swansea, SA3 5DG

Offers Over  
**£395,000**



Newly Renovated Property;

A truly fantastic opportunity to acquire this Immaculately Presented 3 Bedroom Semi Detached Family Home, that has been extensively and professionally renovated to an exceptionally high standard. This stunning property is sold with no onward chain, making it the perfect opportunity for buyers seeking a move-in ready home.

This Home comprises: Porch, Hallway, Front Facing Lounge, Open Plan Kitchen Dining room with modern high gloss Kitchen with Double Bi-Fold doors opening on to a decking area with views over woodland. To the First Floor there are 3 Bedrooms and an upstairs contemporary 4-piece bathroom.

Externally this property benefits from a driveway and a garage. The garden has been newly landscaped to include 2 decking areas and a newly laid lawn.

This property has undergone a complete professional renovation in order to produce this outstanding family home; which includes a New Damp Proof Course, New Central heating system, New electrical rewiring, New Plastering, New Doors and Skirtings, New Kitchen, New Bathroom, New Carpets, and has been Decorated to an exceptionally high standard throughout. Every detail has been meticulously finished to create a luxurious and contemporary living space. The property also comes with Brand new kitchen appliances, newly fitted vertical blinds throughout, new fitted wardrobes, new fireplace and Pre-installed TV Brackets. This property really does offer a turn key ready home.

Early viewing is highly recommended to fully appreciate the high quality of this Stunning Property.



#### **Entrance**

Via a frosted double glazed PVC door into the hallway.

#### **Hallway**

With stairs to the first floor. Radiator. Tiled floor. Door to the lounge. Door to the open plan kitchen diner.

#### **Lounge**

12'9" x 12'5"

With a double glazed window to the front. Radiator. Wall mounted electric fire. Spotlights.

#### **Open Plan Kitchen Diner**

12'0" x 18'8"

With a frosted double glazed PVC door to the side. Door to built-in storage cupboard. Two sets of bifold doors leading out to the rear garden. The kitchen itself is fitted with a range of base and wall units. Running work surface incorporating a stainless steel sink and drainer unit. Four ring Lamona hob with extractor hood over. Oven and grill under. Integral dishwasher. Integral washing machine. Integral fridge/freezer. Integral dryer. Spotlights. Radiator. Tiled floor.

#### **First Floor**

##### **Landing**

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

##### **Bathroom**

7'1" x 8'2"

Frosted double glazed window to the side. A well appointed bathroom suite comprising; bathtub. Corner shower cubicle with oversized shower head above. WC. Wash hand basin. Chrome heated towel rail. Tiled floor. Tiled walls. Spotlights.

##### **Bedroom One**

11'11" x 12'5"

You have a double glazed window to the front. Radiator. Doors to built-in wardrobe.

##### **Bedroom Two**

11'9" x 11'4"

Double glazed window to the rear offering a pleasant outlook over woodlands. Radiator. Doors to built-in wardrobe.



### Bedroom Three

8'11" x 7'3"

Double glazed window to the front. Radiator. Doors to built-in wardrobe.

### External

#### Front

Private driveway parking for two to three vehicles leading to the garage.

#### Garage

Via 'up and over' door. Power & light.

#### Rear

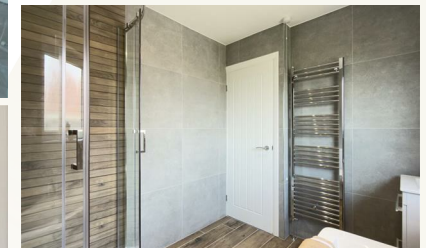
Raised seating area with ample room for tables and chairs which in turn leads down to a lawned garden and a further decked seating area again with ample room for tables and chairs. The rear garden offers a pleasant outlook.

### Services

Mains water, gas, and electricity. Superfast broadband available. Phone signal available with multiple networks.

### Council Tax Band

### Tenure





Total area: approx. 86.8 sq. metres (934.0 sq. feet)

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Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 