

168 Mayals Road,
Mayals, Swansea, SA3
5HF



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Offers Over
£495,000



Located in one of Swansea's most desirable residential areas, this spacious family home enjoys an excellent position close to the stunning coastline, with Langland, Caswell and Bracelet Bay all within easy reach. The property falls within the Bishopston Comprehensive catchment area. Property is within walking distance to Clyne Gardens & Clyne common.

Occupying a generous plot, the property offers versatile accommodation arranged over three floors, designed to suit modern living. The current owners have lived at the property for more than 23 years and in 2011 added a two storey extension with loft conversion.

A welcoming porch leads into the entrance hallway, giving access to a home office, a shower room and the principal reception rooms. The lounge provides a comfortable space to relax, while the separate sitting room and conservatory overlook the rear garden and offer excellent areas for everyday living and entertaining.

The kitchen forms the heart of the home, complemented by a practical utility room that adds valuable storage and workspace.

On the first floor are four well proportioned bedrooms, including the principal bedroom with its own en suite, together with the family bathroom. The second floor is home to a spacious fifth bedroom, ideal for guests, older children or a private retreat.

Outside, private driveway parking for three vehicles is located at the front, with side access leading to the enclosed rear garden. A generous patio provides ample space for outdoor dining before extending onto a lawn bordered by established flowers, trees and shrubs. A detached garden shed and greenhouse complete this attractive outdoor setting.

Combining generous living space with a sought after location close to the Gower coastline and the many amenities of Mumbles, this impressive home offers an exceptional opportunity for families seeking both space and lifestyle.



Entrance

Via double glazed PVC door into the porch.

Porch

Feature stained glass hardwood door into the hallway. Tiled floor.

Hallway

Stairs to the first floor. Door to the office. Door to the lounge. Door to the sitting room. Door to the kitchen. Radiator.

Office

87" x 109"

Set of double glazed windows to the front. Radiator. Spotlights. Door to the shower room.

Shower Room

4'3" x 10'8"

Frosted double glazed window to the side. Suite comprising: corner shower cubicle. WC. Wash hand basin. Radiator. Tiled floor. Tiled walls. Spotlights. Extractor fan.

Lounge

12'8" x 13'4"

Double glazed bay window to the front. Radiator. Feature fireplace housing a wood burner set on tiled hearth.

Sitting Room

14'10" x 11'2"

Feature wood burner set on slate hearth. Set of double glazed sliding doors to the rear conservatory.

Conservatory

11'6" x 19'9"

Set of double glazed windows to the rear. Set of double glazed sliding doors to the rear garden. Tiled floor. Underfloor heating. Ultraviolet tinted roof glass. Pendant & wall lights.

Kitchen

12'2" x 20'3"

Double glazed window to the rear. Set of double glazed sliding doors to the rear. Door to pantry. Door to utility room. Double glazed window to the side. A beautifully appointed kitchen fitted with a range of base and wall units. Running work surface incorporating a granite sink and drainer unit. Four ring hob with oven and grill under. Extractor hood over. Integrated dishwasher. Central breakfast island. Spotlights. Radiator. Tiled floor.

Utility Room

4'10" x 10'6"

Frosted double glazed PVC door to the side. Frosted double glazed window to the side. Spotlights. Running work surface. Space for American style fridge/freezer. Plumbing for washing machine. Space for tumble dryer.

First Floor

Landing

With stairs to bedroom five. Doors to bedrooms one, two, three, and four. Door to bathroom.

Bathroom

7'1" x 7'6"

Frosted double glazed window to the rear. Suite comprising: bathtub. WC. Wash hand basin. Radiator. Tiled floor. Spotlights. Extractor fan.



Bedroom One

107" x 254"

Set of double glazed windows to the front. Set of double glazed windows to the rear. Spotlights. Door to en suite. Two radiators. Two double and two single fre standing wardrobes.

En Suite

80" x 33"

Suite comprising: corner shower cubicle. WC. Wash hand basin. Tiled floor. Tiled walls. Spotlights. Extractor fan.

Bedroom Two

98" x 127"

Double glazed bay window to the front. Radiator. Doors to built in wardrobes.

Bedroom Three

93" x 117"

Set of double glazed windows to the rear. Radiator. Doors to built in wardrobes.

Bedroom Four

90" x 79"

Currently being used as an office. Set of double glazed windows to the front. Radiator.

Second Floor

Bedroom Five

2510" x 110"

Velux roof window to the front offering sea glimpses of Swansea Bay. Velux roof window to the side. Two Velux roof windows to the rear. Radiator. Three doors to the eaves storage.

External

Another Aspect

Front

Private driveway parking for three vehicles. Side access to the rear.

Rear

Patio seating area with ample room for tables and chairs, which in turn leads to a lawned garden. The rear garden is bordered by fencing and home to a variety of flowers, trees and shrubs. Detached garden shed (with mains electricity and lights). Detached greenhouse (which is 12x10 ft. Gazebo. Recycling store. Compost bin and wildlife pond.

Drone Shot

Services

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

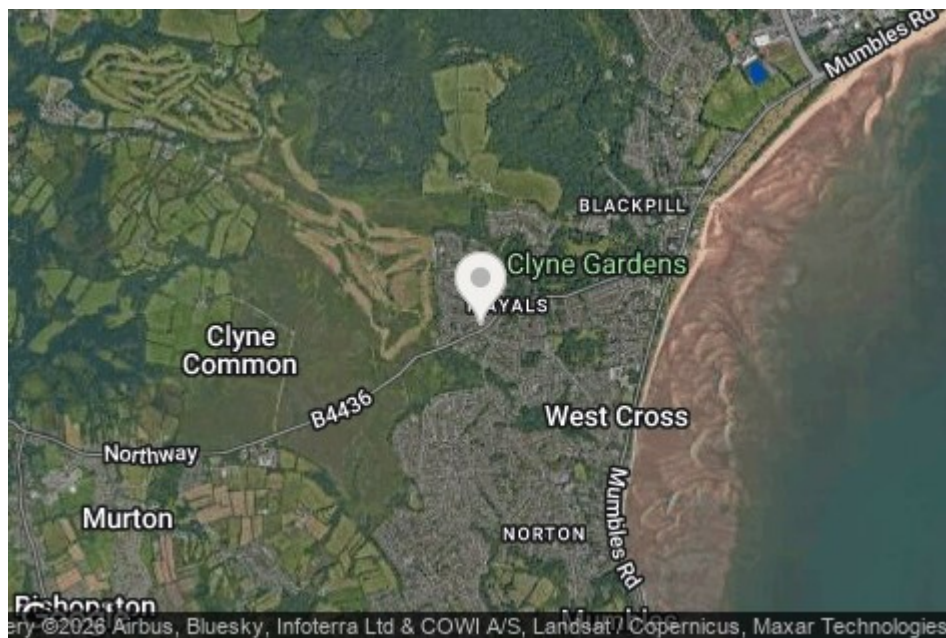
Council Tax Band

Council Tax Band - F

Tenure

Freehold.





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



Total area: approx. 201.9 sq. metres (2173.5 sq. feet)

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