



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

Offers Over £525,000

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)

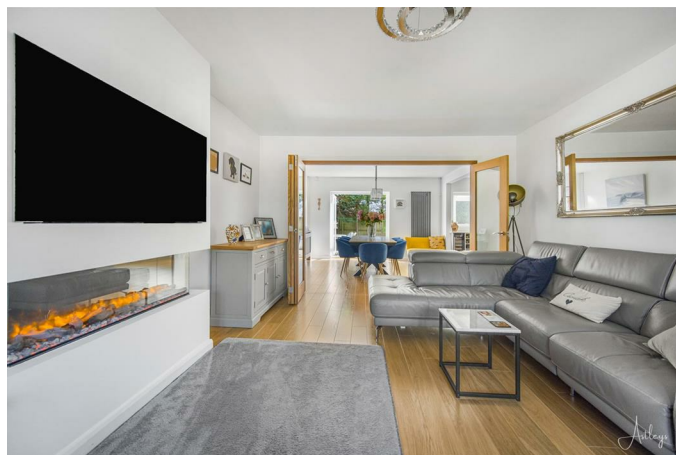


Double glazed bay window to front. Feature electric fireplace, folding door. Bifold doors to open plan kitchen.

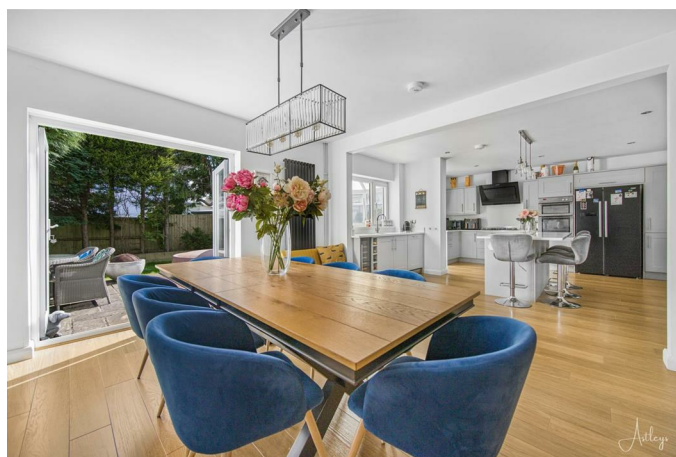
Lounge



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 Three

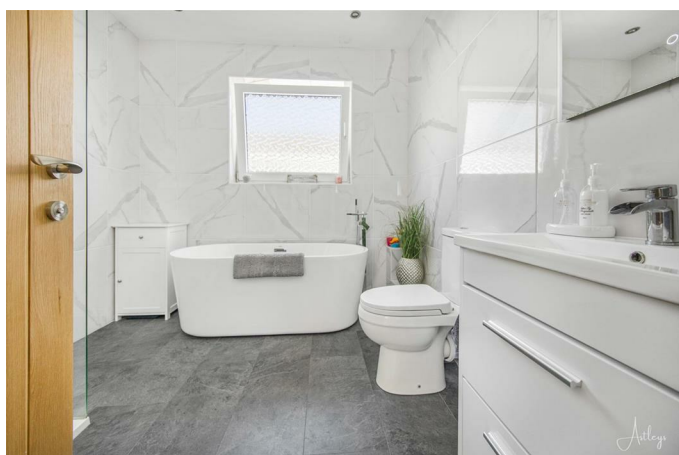


Bedroom Four 11'7" x 10'6" (3.53m x 3.21m)



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



Rear Garden



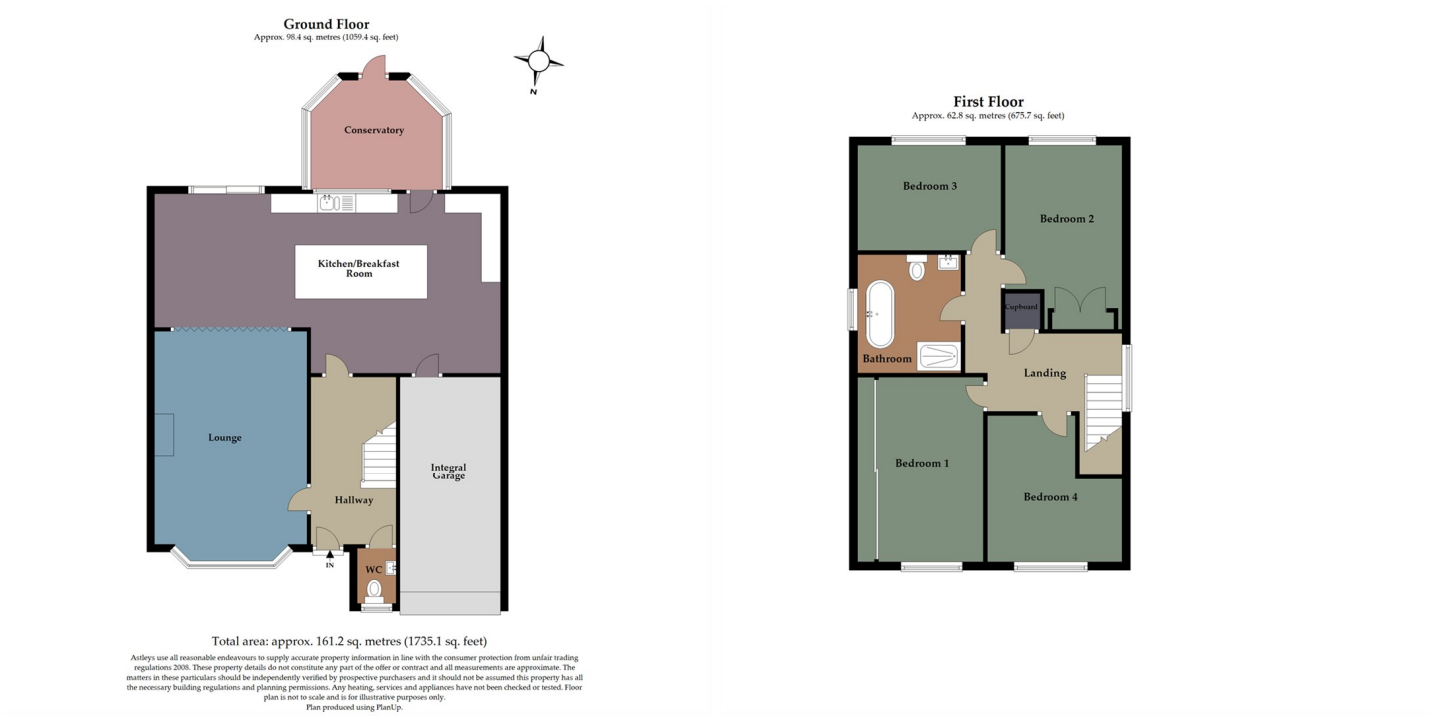
Aerial



Services

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

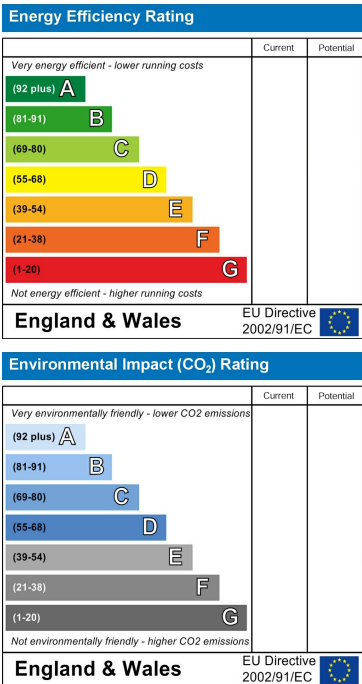
Floor Plan



Area Map



Energy Efficiency Graph



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