



## 21 Green Close, Mayals, Swansea, City & County Of Swansea, SA3 5DN

**£300,000**

Nestled within the highly desirable locale of Green Close, Mayals, this immaculate four-bedroom terraced house presents an exceptional opportunity for comfortable and convenient living. Situated in a cul-de-sac location, this property boasts a generous floor area spanning approximately 1231 square feet, providing ample space for various lifestyle needs. Offered for sale with no onward chain.

Upon entering, you are greeted by a welcoming hallway that sets the tone for the rest of the home. The ground floor encompasses a practical cloakroom, an integral garage (with potential for conversion, subject to necessary permissions) offering convenient storage or parking options, and a contemporary kitchen/breakfast room. This well-appointed kitchen provides the ideal space for culinary enthusiasts to create and entertain, with ample room for dining.

### Entrance

Via a composite door into the hallway.

### Hallway



With stairs to the first floor. Door to the cloakroom. Door to the integral garage. Door to the kitchen/breakfast room. Radiator. Tiled floor.

### Cloakroom 5'3" x 2'5" (1.616 x 0.762 )

With a frosted double glazed window to the front. Low level w/c. Corner wash hand basin.

### Integral Garage 16'6" x 8'4" (5.050 x 2.545 )

With an 'up & over' door. Power and light. Plumbing for washing machine. Space for tumble dryer.

### Kitchen/Breakfast Room 11'0" x 16'3" (3.372 x 4.965 )



With a set of double glazed French patio doors to the rear. Double glazed window to the rear. Double glazed

PVC door to the rear. Well appointed kitchen fitted with a range of base and wall units, running work surface incorporating a stainless steel sink and drainer unit. Space for cooker. Space for American style fridge/freezer. Opening to the pantry. Tiled floor. Radiator.

### Kitchen/Breakfast Room



### Kitchen/Breakfast Room



### Kitchen/Breakfast Room



### Lounge



### First Floor

#### Landing

With a door to the lounge. Door to the bathroom. Door to bedroom four. Radiator. Stairs to the second floor.

#### Lounge 9'0" x 16'3" (2.762 x 4.962 )



With a set of double glazed windows to the front. Radiator.

#### Bathroom 5'6" x 8'10" (1.688 x 2.707 )



With a set of frosted double glazed windows to the rear. Well appointed suite comprising; free standing bathtub. Corner shower cubicle. Low level w/c. Wash hand basin. Chrome heated towel rail. Tiled floor.

## Bathroom



## Bedroom Four 7'11" x 7'10" (2.426 x 2.398 )



With a double glazed window to the rear. Radiator. Doors to built in wardrobe.

## Second Floor

### Landing

With doors to bedrooms one, two and three. Loft access.

## Bedroom One 16'2" x 8'0" (4.950 x 2.441 )



With a set of double glazed windows to the rear. Radiator. Sliding door to built in wardrobe.

## Bedroom Two 13'10" x 8'2" (4.223 x 2.50)



With a set of double glazed windows to the front. Radiator.

**Bedroom Three 9'3" x 7'9" (2.844 x 2.375 )**



With a set of double glazed windows to the front. Radiator.

**External**

**Front**

You have private parking for one vehicle leading to the integral garage.

**Rear**



You have a seating area leading up to a further raised seating area.

**Rear**



**Aerial**



**Aerial**



### **Services**

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

### **Council Tax Band**

Council Tax Band - E

### **Tenure**

Freehold.

## Floor Plan

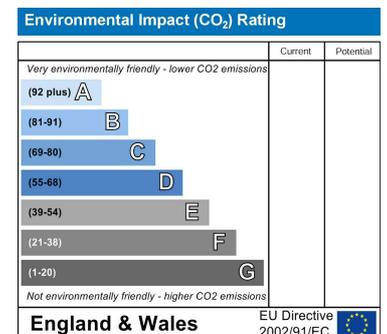
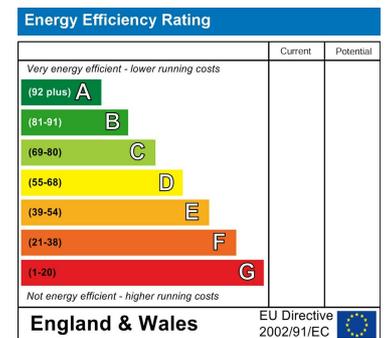


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## Area Map



## Energy Efficiency Graph



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