



6 Mayals Green, Mayals, Swansea, SA3 5JR

Offers Over £699,995

This impressive five-bedroom detached family home offers spacious and versatile living across three floors, ideal for modern family life. Being sold with no onward chain, the property enjoys partial sea views to the side and rear, adding to its appeal. Set within beautifully maintained grounds measuring approximately 0.24 acres, the home boasts a total floor area of 2,628 square feet.

The current vendors have in place planning permission for a two storey extension to the side of the property (where the detached garage is currently).

On the ground floor, you are welcomed into a generous hallway leading to a bright utility room, a spacious lounge, and a stylish kitchen/dining room perfect for family meals or entertaining. Also located on this floor is bedroom five, offering flexibility for guests, a home office, or additional family accommodation.

Entrance

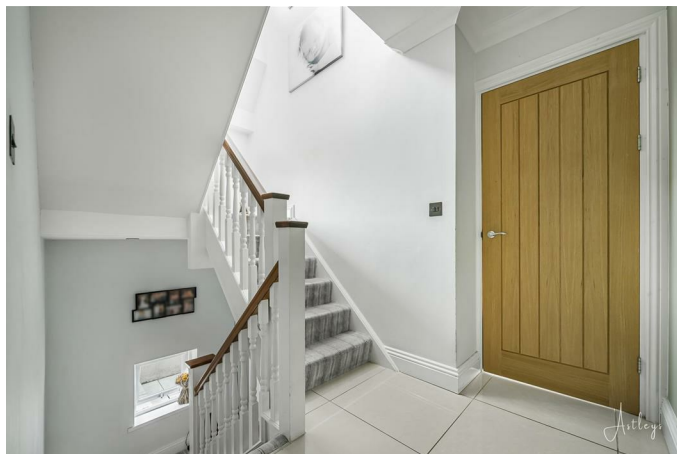
Via a double glazed PVC door into the hallway.

Hallway

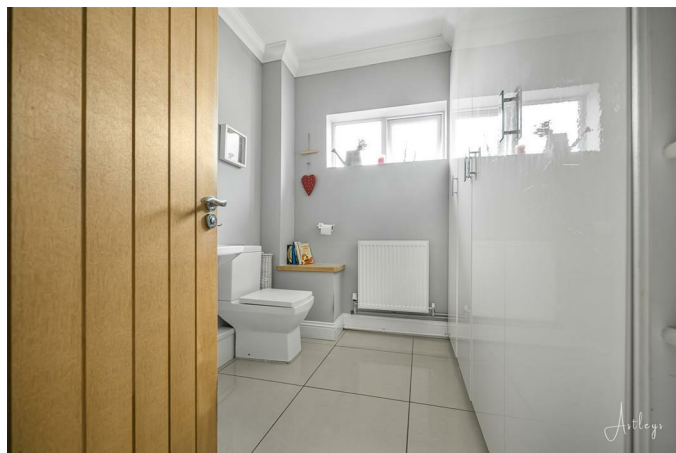


With a door to bedroom five. Door to the lounge. Door to cloakroom. Door to the kitchen. Stairs leading up to the first floor. Stairs leading down to the lower ground floor. Tiled floor. Radiator.

Hallway



Cloakroom 8'0" x 5'4" (2.45 x 1.65)



With a set of frosted double glazed windows to the side. Suite comprising; WC. Wash hand basin. Radiator. Tiled floor. Doors to built-in storage cupboards. Plumbing for washing machine.

Cloakroom

Bedroom Five 9'10" x 7'7" (3.01 x 2.33)



You have a set of double glazed windows to the front. Radiator.

Lounge 11'11" x 20'10" (3.65 x 6.36)



You have a set of double glazed windows to the front. Set of double glazed windows to the side. Radiator. Set of doors to the open plan kitchen/dining room.

Lounge



Kitchen/Dining Room 24'6" x 21'2" (7.49 x 6.47)

With a set of double glazed windows to the side. Set of double glazed windows to the rear offering partial sea views of Swansea Bay and beyond. Double glazed sliding door to the raised decked seating area. A well-appointed kitchen fitted with a range of base and wall units. Running work surface incorporating a one and a half bowl stainless steel sink and drainer unit. Central breakfast island. Space for American-style fridge freezer. Space for cooker. Space for dishwasher. Extractor hood. Tiled floor. Radiator. Spotlights.

Kitchen/Dining Room



Kitchen/Dining Room



Kitchen/Dining Room



Balcony

Lower Ground Floor

Door to the sitting room.

Sitting Room 23'7" x 19'11" (7.19 x 6.08)

You have a set of double glazed windows to the rear. Frosted double glazed PVC door to the rear. Double glazed sliding door to the rear. Two radiators. Door to cloakroom.

Sitting Room



Cloakroom 10'8" x 2'4" (3.26 x 0.72)

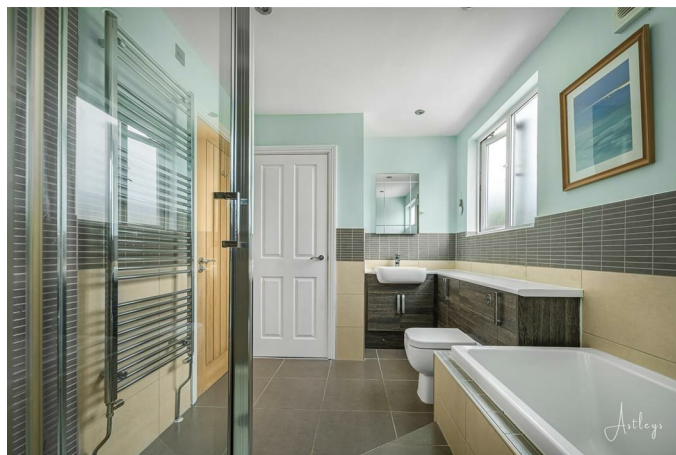
You have a frosted double glazed window to the side. Low-level WC. Wash hand basin. Radiator. Tiled floor.

First Floor

Landing

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

Bathroom 11'6" x 7'5" (3.53 x 2.28)

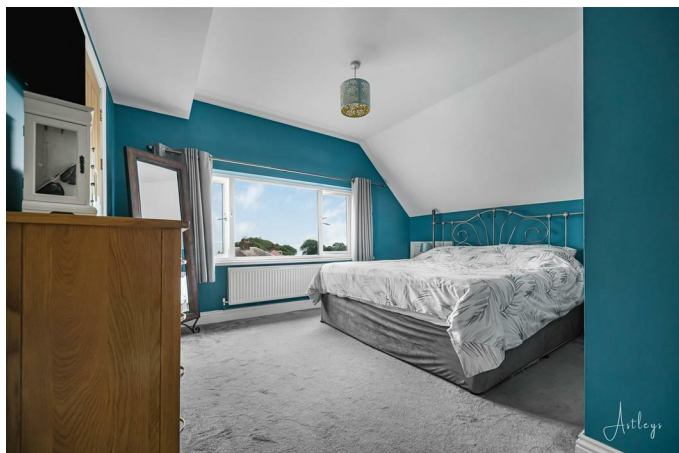


You have a set of frosted double glazed windows to the side. A well-appointed bathroom suite comprising; a large corner shower cubicle with oversized showerhead above. Bathtub. WC. Wash hand basin. Extractor fan. Spotlights. Tiled floor. Part tiled walls. Chrome heated towel rail. Door to airing cupboard.

Bathroom



Bedroom One 13'8" x 12'11" (4.17 x 3.94)



You have a set of double glazed windows to the rear which offer partial sea views of Swansea Bay and beyond, partial views of Mumbles Pier. Radiator. Door to en-suite. Door to walk in wardrobe. Door to eaves storage.

View



Bedroom One

En-Suite 4'9" x 6'3" (1.46 x 1.93)



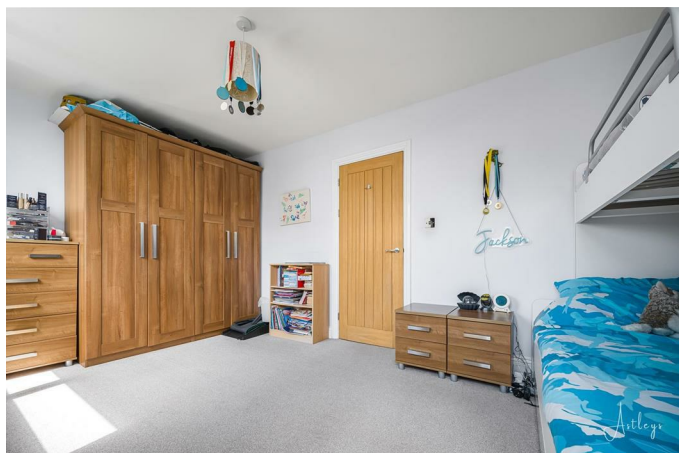
With a frosted double glazed window to the side. Well appointed suite comprising; walk in shower. WC. Wash hand basin.

Bedroom Two 16'2" x 9'10" (4.95 x 3.01)



You have a set of double glazed windows to the side which offer partial sea views of Swansea Bay and beyond, partial views of Mumbles Pier. Radiator.

Bedroom Two



Bedroom Three



Bedroom Three 11'2" x 10'7" (3.42 x 3.24)



You have a set of double glazed windows to the front. Radiator. Doors to built-in wardrobes.

Bedroom Four 10'4" x 11'11" (3.17 x 3.64)



Currently being used as an office. Double glazed window to the side offering partial sea views. Radiator.

Aerial Aspect



Aerial Aspect



Aerial Aspect



Aerial Aspect



External



Front



You have private gated entry onto the block paviour driveway with parking for several vehicles leading to the detached garage.

Detached Garage 18'9" x 11'4" (5.726 x 3.473)



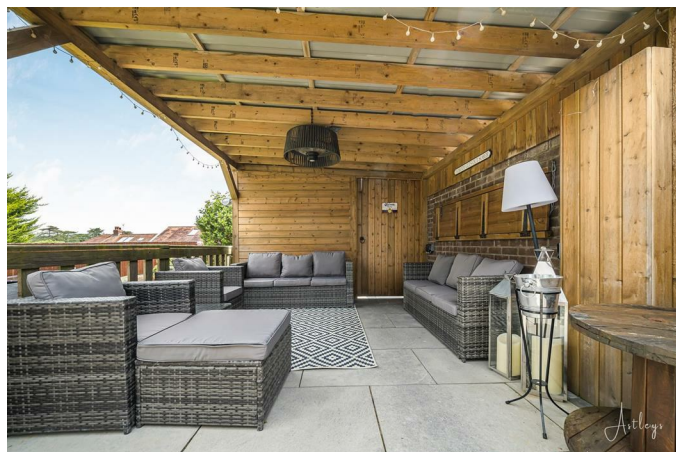
Via an 'up and over' door. Door to the utility area. Glazed window to the side.

Rear

You have a patio area which in turn leads to a lawned

garden. The lawned garden with a raised deck seating area with ample room for tables and chairs. Steps leading up to a further raised seating area, again with ample room for tables and chairs. The garden is bordered by wall and fencing. The garden is home to a variety of flowers and shrubs. Door to the second garage.

Rear



Rear

Rear

Rear



Rear



Garage Two 18'4" x 8'8" (5.589 x 2.665)

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 - G

Tenure

Freehold.

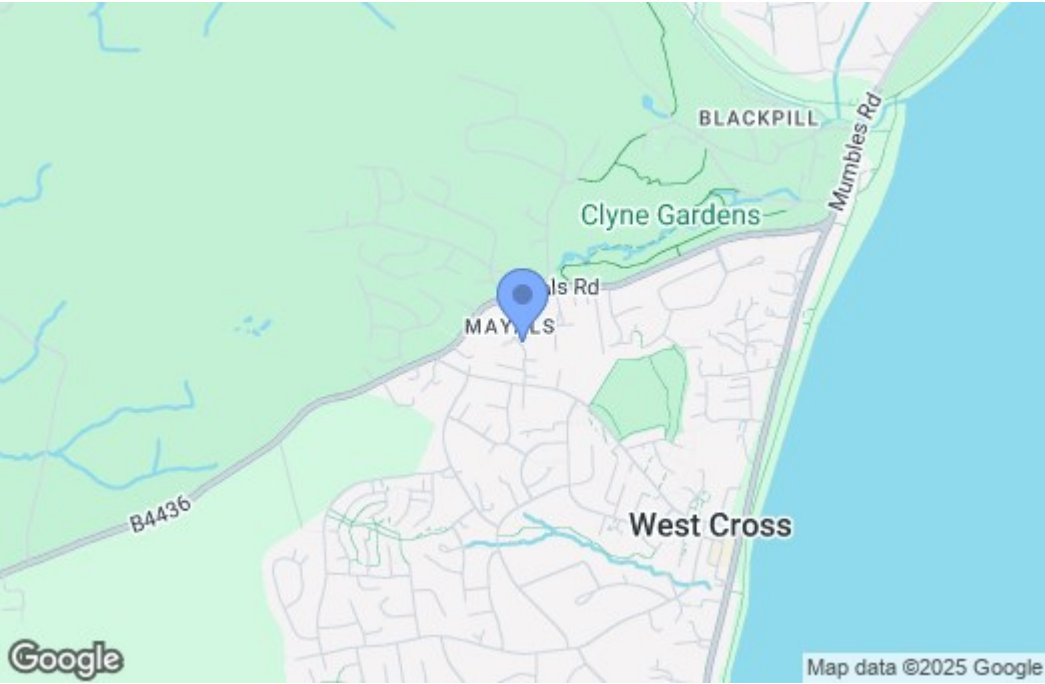
Agents Note

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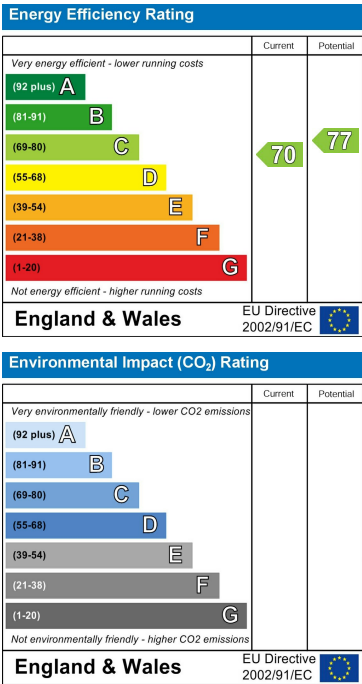
Floor Plan



Area Map



Energy Efficiency Graph



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