



## 2 St. Andrews Close, Mayals, Swansea, SA3 5DX

Five Bedrooms  
Two Bathrooms  
Three Reception Rooms

FREEHOLD

1,827 sqft

OFFERS IN THE REGION OF

**£595,000**



*A spacious and stylish five-bedroom family home in a quiet Mayals setting, with flowing reception space and a sunny west-facing garden.*



A bright and welcoming detached family home set in a peaceful Mayals cul-de-sac, offering generous living space, five bedrooms and a beautifully planted garden with a lovely westerly aspect. The property has been thoughtfully arranged to suit modern family life, with flowing reception spaces and a central kitchen forming the natural hub of the home.











2 St Andrews Close is a wonderfully light and comfortable detached family house offering generous accommodation extending to approximately 1,827sqft. The property has been arranged with modern family living in mind, with bright open-plan reception spaces and a welcoming atmosphere throughout.

The ground floor centres around a modern kitchen/breakfast room which sits at the heart of the house, creating a natural gathering point for everyday life. From here the accommodation flows easily into the principal reception areas, with a spacious lounge and dining area providing excellent space for relaxing or entertaining. Large windows allow natural light to flood the rooms, enhancing the sense of openness while maintaining a warm and comfortable feel.

To the rear of the property a charming conservatory overlooks the garden and offers a peaceful place to sit throughout the seasons. A useful utility room sits just off the kitchen, while a convenient ground floor WC adds further practicality.

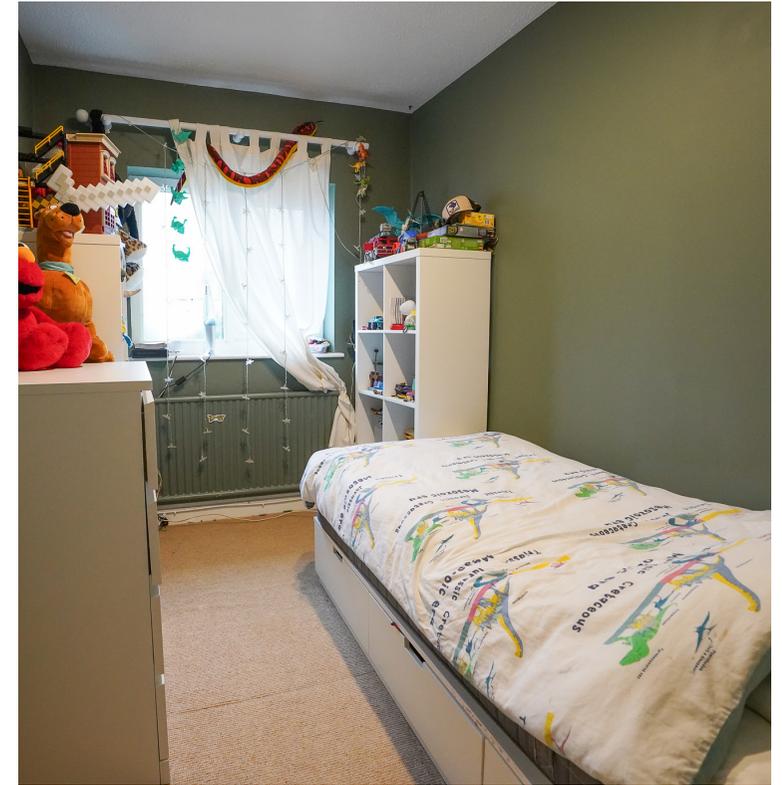
The original garage has been converted to create a versatile additional reception space, ideal as a study, playroom or snug depending on the needs of the household.



On the first floor the house provides five well-proportioned bedrooms, offering excellent flexibility for family living, guests or home working. The principal bedroom enjoys a spacious ensuite shower room, while the remaining bedrooms are served by a beautifully finished family bathroom featuring a freestanding bath and separate shower.

Throughout the house the interiors have been carefully styled with a relaxed bohemian influence, complementing the generous room proportions and large windows to create living spaces that feel both airy and inviting.

Externally, the property benefits from off-street parking to the front. To the rear is an attractive landscaped garden enjoying a westerly aspect, thoughtfully planted with mature flowers and shrubs which create colour, privacy and interest throughout the seasons.



Tenure:  
Freehold

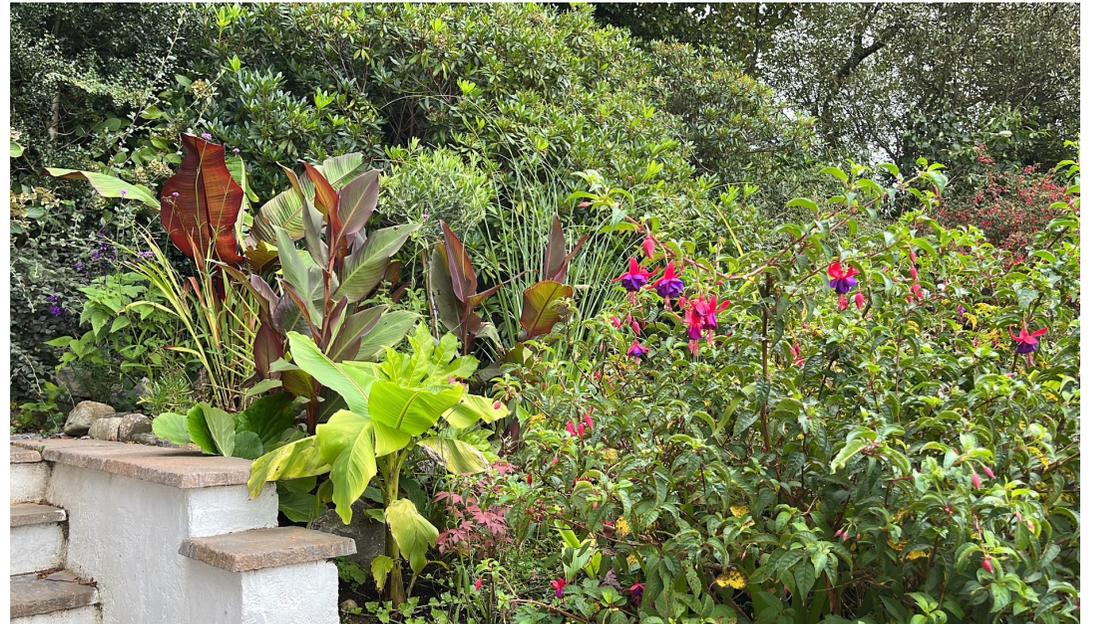
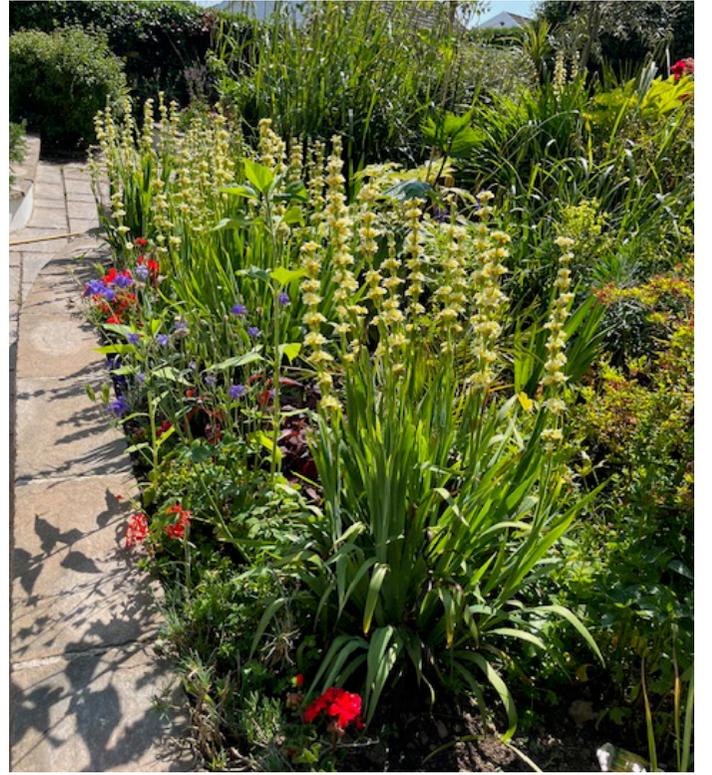
Services:  
Mains electricity,  
water, drainage and  
gas central heating

Council Tax Band:  
G (£3,571p.a.)

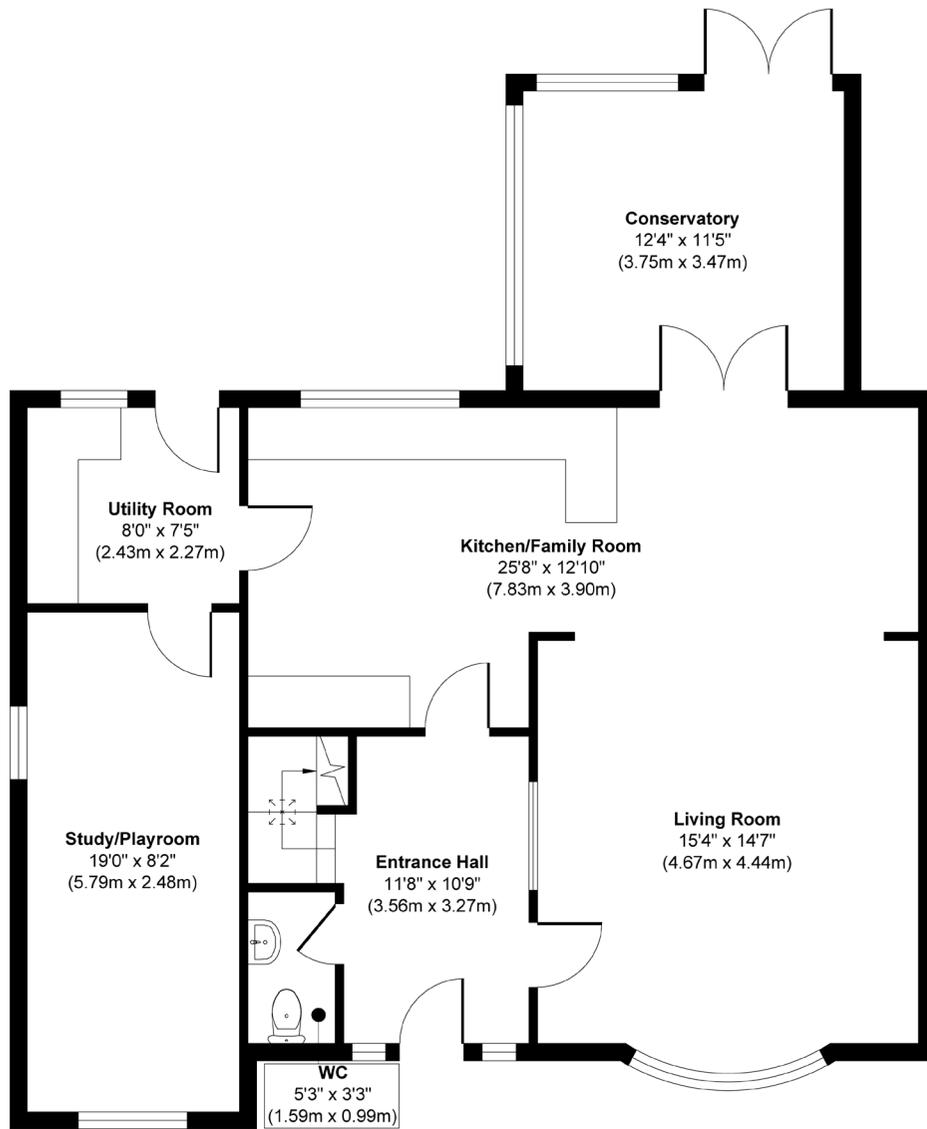
EPC Rating:  
C



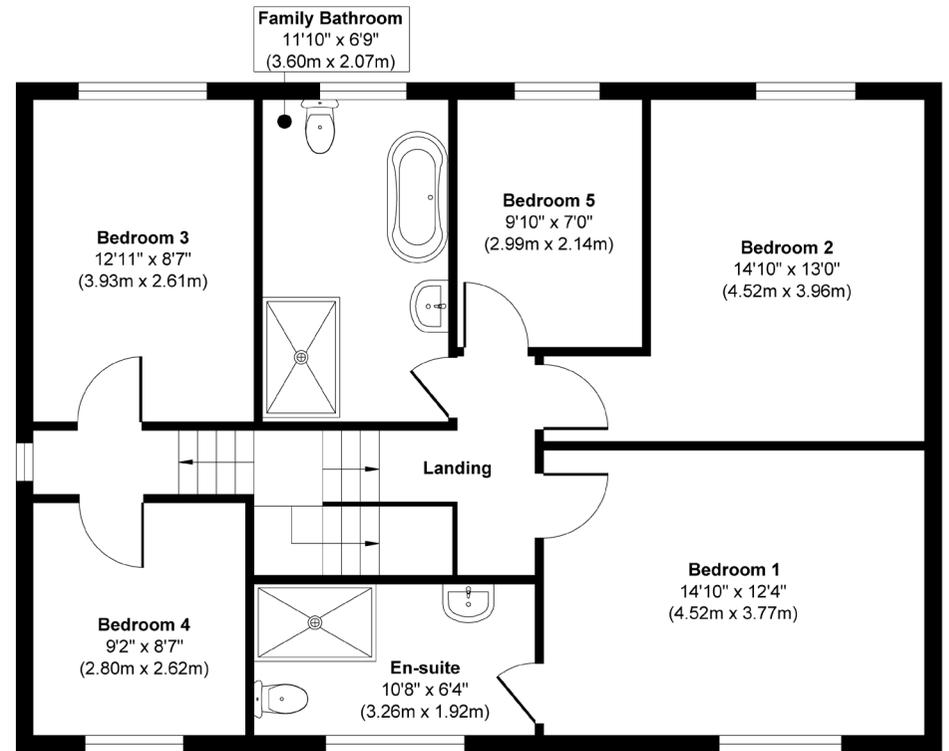








**Ground Floor**  
Approximate Floor Area  
1001 sq. ft  
(93.00 sq. m)



**First Floor**  
Approximate Floor Area  
826 sq. ft  
(76.72 sq. m)

**Approx. Gross Internal Floor Area 1827 sq. ft / 169.72 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## The Location

Mayals is one of Swansea's most desirable residential areas, perfectly positioned between the city and the outstanding natural beauty of the Gower Peninsula. St Andrews Close sits in a quiet residential cul-de-sac, providing a peaceful environment while remaining extremely well connected to nearby amenities.

The vibrant village of Mumbles lies approximately 1.5 miles away, offering a wide selection of independent boutiques, cafés, restaurants and traditional pubs along with everyday conveniences including supermarkets, bakeries and pharmacies. The sea-front promenade provides a wonderful setting for coastal walks and links easily to the famous Mumbles Pier.

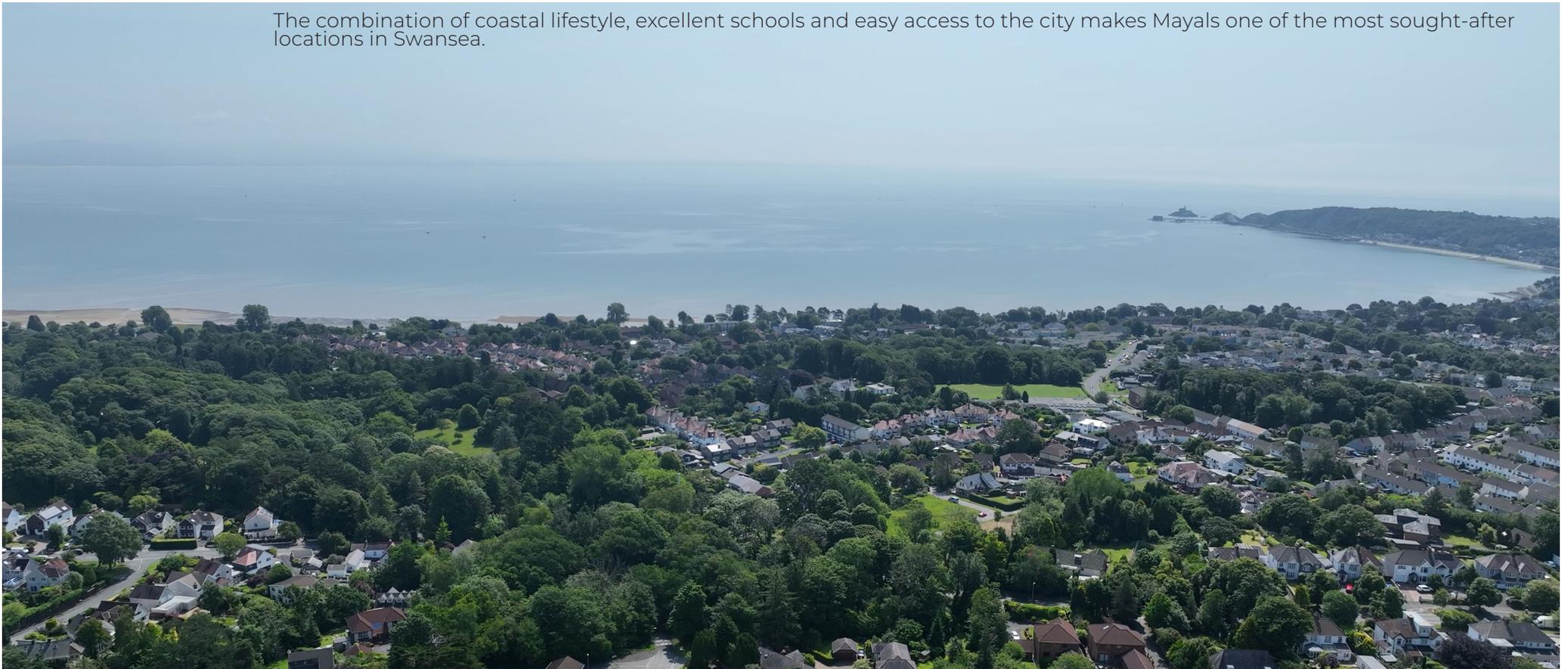
For outdoor enthusiasts the area is superbly placed. The sweeping sands of Langland Bay are around 1.5 miles away, while Caswell Bay lies approximately 2 miles from the property. Both beaches are popular for swimming, paddleboarding and surfing, and are connected by scenic coastal paths which form part of the Gower Area of Outstanding Natural Beauty.

There are also excellent green spaces nearby including Clyne Gardens (300m) and Clyne Golf Club (300m), while Langland Bay Golf Club (1.5 miles) provides one of the most picturesque courses in Wales.

Families are particularly drawn to Mayals for its excellent schooling. The property falls within the catchment for Mayals Primary School and the highly regarded Bishopston Comprehensive School, both of which enjoy strong reputations locally.

For commuters, Swansea city centre is approximately 4 miles away, offering rail connections to Cardiff, Bristol and London Paddington. The M4 motorway (Junction 47) can be reached in around 15 minutes, providing convenient access for those travelling further afield.

The combination of coastal lifestyle, excellent schools and easy access to the city makes Mayals one of the most sought-after locations in Swansea.





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