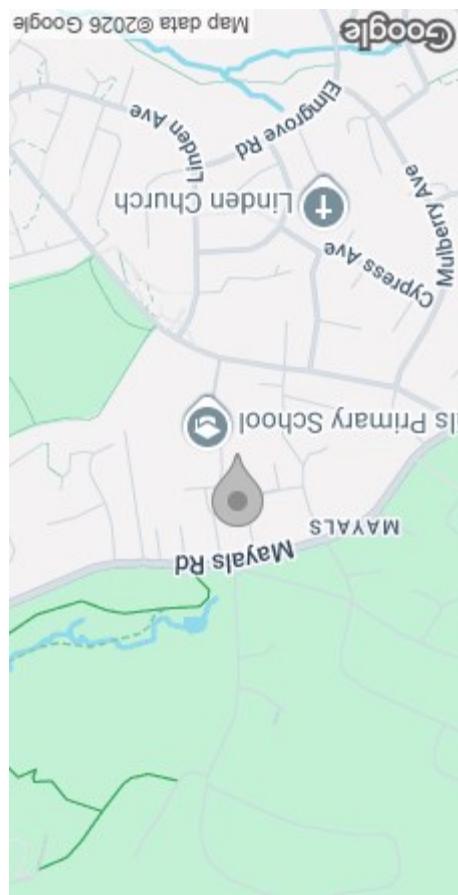


These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Whilst believed to be accurate, these details are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of misdescription. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings shown above are not been tested and no guarantee is given.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors.

EPC



AREA MAP



FLOOR PLAN



32 Green Close
Mayals, Swansea, SA3 5DW
Offers Around £495,000



DAWSONS
ALL THINGS PROPERTY

GENERAL INFORMATION

A well-presented semi-detached home ideally located on a quiet cul de sac in the sought-after area of Mayals, just a stone's throw from the beautiful Clyne Gardens and within easy reach of the sea front promenade, Blackpill Lido and local family pub/restaurant, Mumbles Village with its array of shops, bars and restaurants, and a short distance from the local beaches.

The accommodation is arranged over three floors and begins with an inviting entrance hallway (with a convenient WC) providing access to the ground floor rooms and stairs to the upper levels. To the ground floor there is a comfortable lounge, a separate sitting room, and a spacious kitchen opening into a light filled dining area, with doors leading directly out to the rear garden—perfect for both everyday living and entertaining.

The first floor offers three well-proportioned bedrooms along with a large family bathroom.

Occupying the second floor is an impressive master bedroom, benefiting from its own en-suite shower room, creating a private and peaceful retreat with some sea views.

Externally, the property enjoys driveway parking for several vehicles to the front alongside a lawned garden area and useful side access. To the rear is a large level, enclosed garden laid mainly to lawn and bordered by mature shrubbery, providing a private and attractive outdoor space, and a garage with limited access.

This appealing home combines a desirable coastal location and is in the catchment for the highly regarded Bishopston Comprehensive School. It comprises versatile accommodation, making it ideal for families or those seeking to enjoy all that the Mumbles area and the surrounding Gower Peninsula have to offer.



FULL DESCRIPTION

Entrance Hall



Lounge
13'3" x 11'11" (4.06m x 3.65m)

Sitting Room
12'10" x 11'11" (3.93m x 3.65m)

Dining Room
10'7" x 10'6" (3.25m x 3.22m)

Kitchen
14'0" x 12'4" (4.28m x 3.78m)



Stairs To First Floor

Landing



Bedroom 2
12'10" x 11'11" (3.93m x 3.65m)

Bedroom 3
7'10" x 6'9" (2.39m x 2.08m)

Bathroom

Stairs To Second Floor

Bedroom 4
14'7" x 13'3" (4.46m x 4.05m)

Ensuite

Parking

There is driveway parking for two vehicles.

Tenure
Freehold

Council Tax Band

F

EPC - C

Services

Mains gas, electric, drainage & water.

There is a water meter.

Broadband - The current supplier is EE.

The broadband type is FFTP.

Mobile - There are no known issues with mobile coverage using the vendors current supplier Sky.

You are advised to refer to the Ofcom checker for information regarding mobile signal & broadband coverage.

