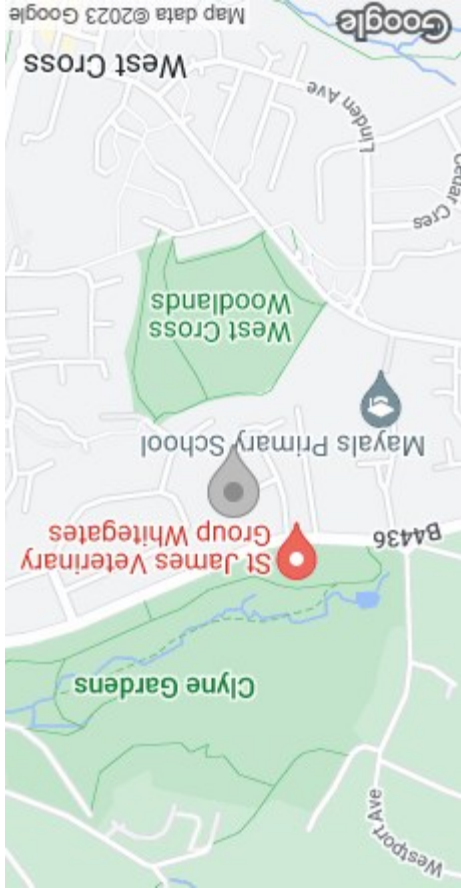


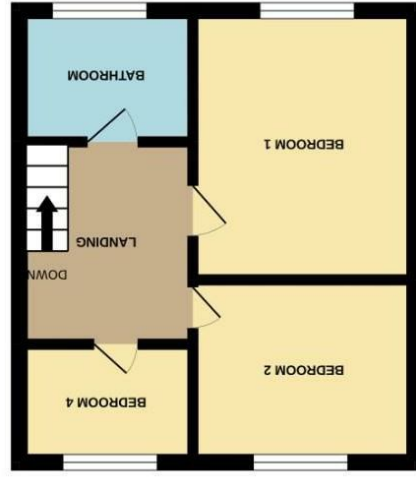
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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 every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with lettopia ©2022

EPC



AREA MAP



1ST FLOOR



GROUND FLOOR

FLOOR PLAN



**12 Whitegates**  
 Mayals, Swansea, SA3 5HW  
 Asking Price £450,000



## GENERAL INFORMATION

An opportunity to purchase this link detached four bedroom family home situated in a quiet cul de sac within the sought after area Mayals. The property is ideally placed to take advantage of all local amenities including Clyne Gardens and golf club as well as being on the gateway to the Gower with its numerous award winning sandy beaches. Also benefitting from being within a mile and a half of the seaside village of Mumbles with its wealth of boutiques, bars and restaurants. The property itself briefly comprises: entrance hallway, lounge/dining room, conservatory, kitchen and bedroom four with en-suite shower room. To the first floor are three further bedrooms and a family bathroom. Externally to the front is a spacious block paved driveway providing ample off road parking. To the rear is an enclosed garden laid to lawn with two decked patio seating areas. Viewing is highly recommended to appreciate the standard of property and location on offer. EPC - D. Freehold. Council Tax Band - F.

## FULL DESCRIPTION

### Entrance

Enter via double glazed front door into:

### Hallway

Stairs to first floor. Radiator. Coved ceiling. Rooms off.

### Lounge/Dining Room

23'8 x 11'11 (7.21m x 3.63m)

Double glazed window to front providing an abundance of natural light, creating a bright and airy feel. A feature fire set within a decorative surround is a charming focal point and adds character to the room. Radiator. Coved ceiling. Door to kitchen. Sliding double glazed patio doors into:

### Conservatory

Fully double glazed to all sides with double glazed French doors connecting the garden and home beautifully. Wall mounted electric heater. Tiled flooring.



### Kitchen

17'6 x 10'4 (5.33m x 3.15m)

Double glazed window and door to rear. Fitted with a range of wall and base units with complementary work surfaces over, incorporating bowl and a half sink and drainer unit with mixer tap. Integrated four ring electric hob with oven below and extractor hood above. Space for fridge/freezer and tumble dryer. Space and plumbing for washing machine. Coved ceiling. Part tiled walls and tiled flooring.

### Bedroom Four

12'6 x 8'3 (3.81m x 2.51m)

Double glazed window to front. Radiator. Door to:

### En-suite Shower Room

Three piece suite comprising low level W.C, wash hand basin set over vanity unit with tiled splash back and walk in shower cubicle. Wall mounted chrome towel heater.

### First Floor

#### Landing

Access to loft. Radiator. Coved ceiling. Rooms off.

#### Bedroom One

13'2 x 8'10 (4.01m x 2.69m)

Double glazed window to front. Radiator. Coved ceiling.

#### Bedroom Two

10'4 x 8'10 (3.15m x 2.69m)

Double glazed window to rear. Radiator.

#### Bedroom Three

8'7 x 7'4 (2.62m x 2.24m)

Double glazed window to rear. Radiator.

### Bathroom

Double glazed frosted window to rear. Four piece suite comprising low level W.C, pedestal wash hand basin, panel bath and separate walk in shower cubicle. Radiator. Built in storage cupboard. Fully tiled walls and tile effect flooring.

### External

To the front of the property is a spacious block paved driveway providing ample off road parking. Gated side access. To the rear a decked terrace lies adjacent to the property with a pathway leading to a further raised decked terrace providing the perfect spaces to entertain or to enjoy some al fresco dining. The remainder of the well maintained garden is laid to lawn bordered with a variety of mature plants, shrubs and trees. A storage shed is conveniently located to the side of the property. Fully enclosed to all sides, enjoying a good degree of privacy.

