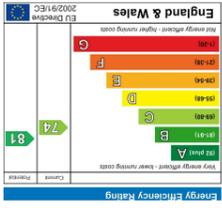
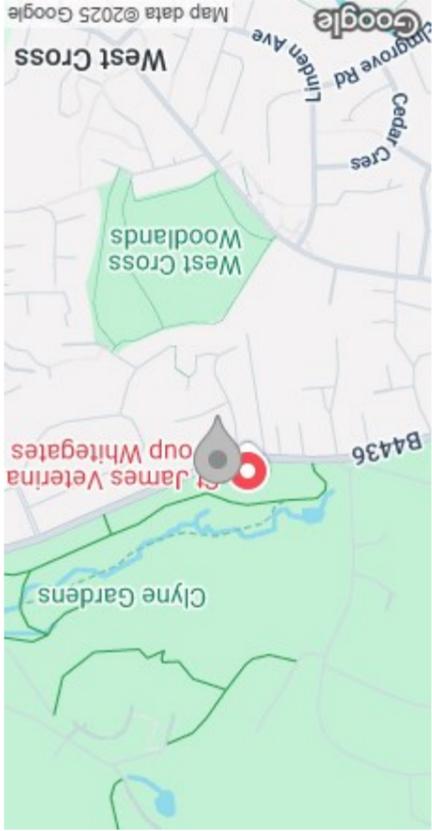


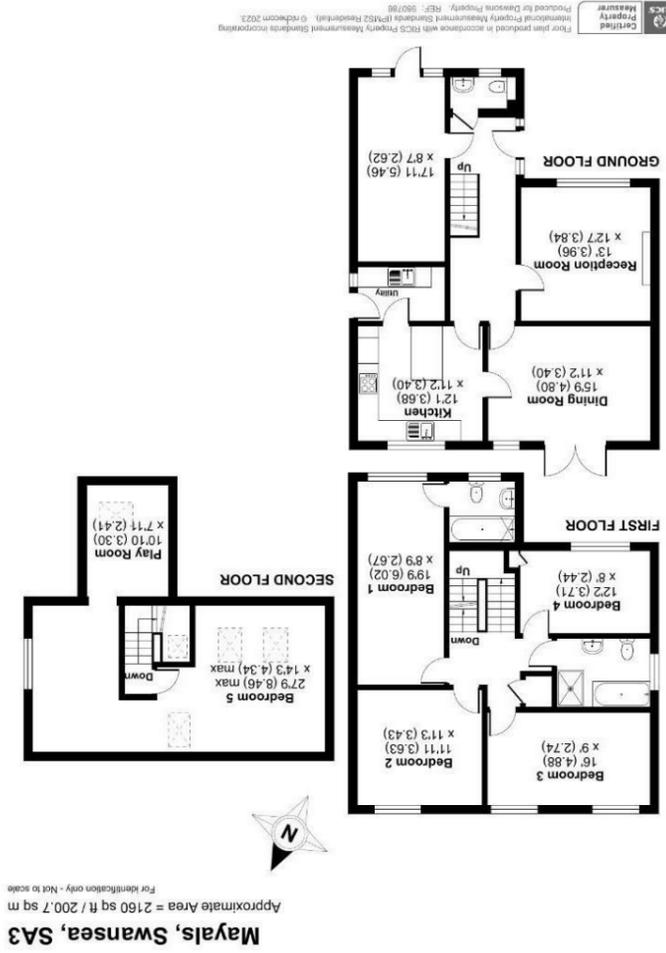
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.



EPC



AREA MAP



FLOOR PLAN



34 Whitegates
 Mayals, Swansea, SA3 5HW
Asking Price £575,000



GENERAL INFORMATION

An opportunity to purchase this detached five bedroom family home situated in a quiet cul de sac within the sought after area of Mayals and just a ten minutes walk to the sea front. The property is ideally placed to take advantage of all local amenities including Clyne Gardens, golf club and links to the Gower and within a mile and a half of the seaside village of Mumbles. Being close to Singleton Hospital and Swansea University, Whitegates is a popular location for hospital doctors and university staff. The property comprises: entrance hallway, cloakroom, lounge, family room/dining room, kitchen and utility room. To the first floor are four bedrooms with the master bedroom benefiting from an en-suite bathroom and a family bathroom. To the second floor there is a bedroom open to study/dressing room and additional children's play/snug. Externally to the front is a driveway leading to an integral garage. The garage has been fitted with patio door, to create a 'work from home' space with separate access, but could easily revert to a garage. To the front is a lawned garden and flower beds. To the rear is an enclosed garden with a patio seating area and steps leading to additional patio area and lawned garden. Viewing is recommended. EPC - C.



FULL DESCRIPTION

Entrance

Enter via double glazed composite front door into:

Hallway

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

Cloakroom

Double glazed frosted window to front. Two piece suite comprising low level W.C and wash hand basin set over vanity unit. Radiator. Tiled flooring. Half-tiled walls.

Lounge

13 x 12'7 (3.96m x 3.84m)

Double glazed window to front providing an abundance of natural light, creating a bright and airy feel. A decorative fire surround is a charming focal point and adds character to the room. Gas supply and tap adjacent to fireplace. Radiator. Coved ceiling.

Dining Room

15'9 x 11'2 (4.80m x 3.40m)

Double glazed window to rear. Double glazed French doors to rear connect the garden and home beautifully. Space to accommodate large dining table. Radiator. Coved ceiling. Door to kitchen.

Kitchen

12'1 x 11'2 (3.68m x 3.40m)

Two double glazed windows to rear. Fitted with a range of wall and base units with complementary work surfaces over, incorporating stainless steel bowl and a half sink and drainer unit with mixer tap. Tiled splash back. Integrated appliances include dishwasher, electric induction hob with stainless steel chimney style extractor hood over, eye level 'Smeg' pyrolytic oven and grill. Co-ordinating breakfast bar with storage below. Wall mounted gas central heating boiler. Radiator. Tiled flooring.



Utility Room

Double glazed window to side. Fitted with base units incorporating stainless steel sink with mixer tap. Space and plumbing for washing machine and tumble dryer. Coved ceiling. Tiled flooring.

First Floor

Landing

Stairs to second floor. Built in storage cupboard. Coved ceiling. Rooms off.

Bedroom One

19'9 x 8'9 (6.02m x 2.67m)

Double glazed window to front. Radiator. Coved ceiling. Door to:

En-suite

Double glazed frosted window to front. Three piece suite comprising low level W.C. wash hand basin set over vanity unit and panel bath with shower over. Wall mounted chrome towel heater. Wall mounted fitted cupboard. Extractor fan. Tiled flooring.

Bedroom Two

11'11 x 13'3 (3.63m x 4.04m)

Double glazed window to rear. Radiator. Coved ceiling.

Bedroom Three

16 x 9 (4.88m x 2.74m)

Two double glazed windows to rear. Radiator. Coved ceiling.

Bedroom Four

12'2 x 8 (3.71m x 2.44m)

Double glazed window to front. Built in storage cupboard housing shelving. Radiator. Coved ceiling.

Bathroom

Double glazed window to side. Four piece suite comprising low level W.C. wash hand basin set over vanity unit, panelled bath, separate shower cubicle with glass enclosure. Wall mounted chrome towel heater. Fully tiled walls and flooring.

Second Floor

Stairs leading to Velux window. Access to eaves storage. Door to:

Bedroom Five

27'9 x 14'3 (8.46m x 4.34m)

Versatile space currently used as TV lounge, study and guest bedroom. Two Velux window to front enjoying sea views along with a further Velux window to rear. Three storage cupboards to eaves. Radiator. Open to:

Study/Dressing Area

Double glazed window to side enjoying partial sea views. Storage cupboard. Radiator. Open to:

Snug/Children's Den

10'10 x 7'11 (3.30m x 2.41m)

Velux window to side enjoying sea views. Versatile space with restricted head height. Radiator.

External

To the front of the property is a block paved driveway leading to integral garage. The garage has been fitted with a triple glazed patio door, to create a 'work from home' space with separate access, but could easily revert to a garage. The remainder of the garden is laid to lawn housing a variety of mature shrubs. To the rear a paved patio terrace lies adjacent to the property offering the perfect space to entertain or to enjoy some al fresco dining. Steps lead up to a further patio terrace with lawn area to side, encompassed by raised flower beds boasting a plethora of mature plants and shrubs. Fully enclosed to all sides with gated access, enjoying an excellent degree of privacy.

Garage currently work from home space

17'11 8'7 (5.46m x 2.62m)

Accessed via Patio door from the front with internal door access to entrance hall. This space is currently used as a work from home space but can converted back and used as a garage.

Tenure

Freehold

Council tax

G

Services

Mains electric, gas, water and drainage
Broadband type ultrafast fibre. Please refer to Ofcom checker for further information.
The current sellers have advised there are no known restrictions or issues with mobile coverage. Please refer to Ofcom checker for further information.

