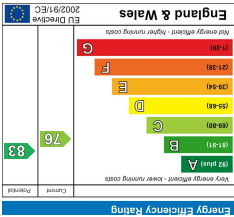
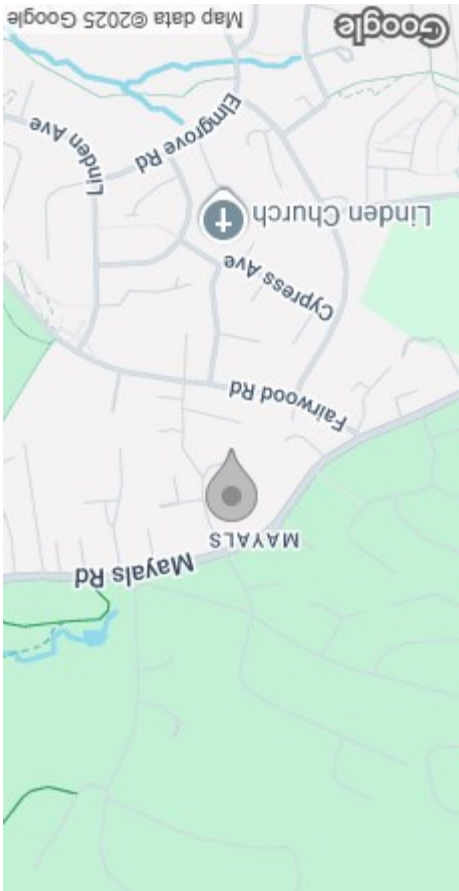


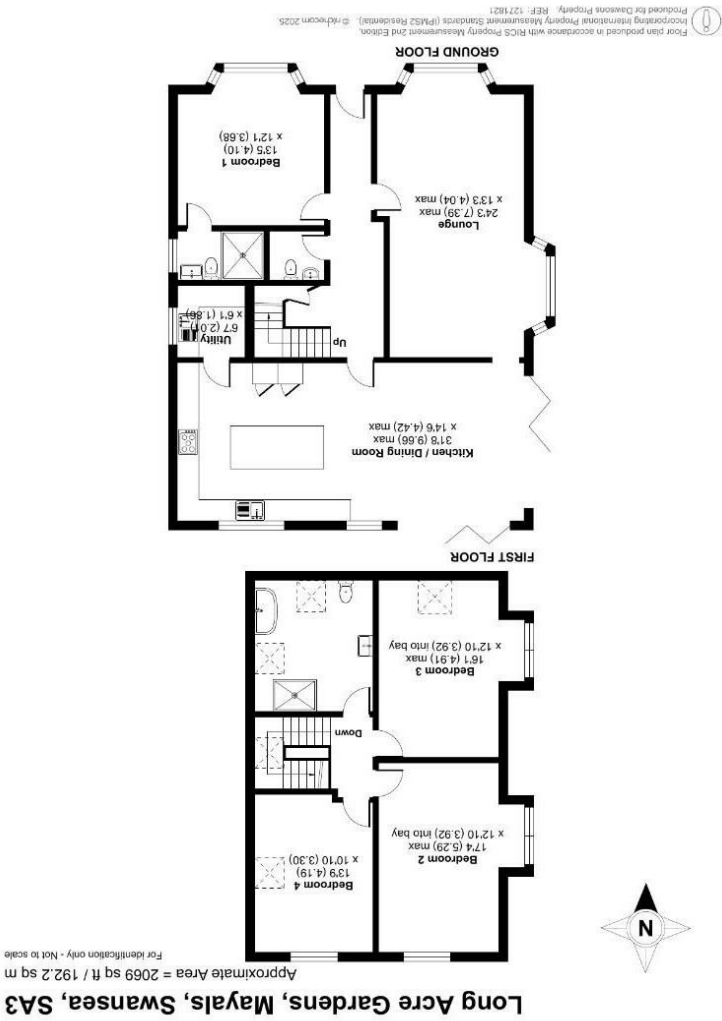
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



1 Long Acre Gardens  
Mayals, Swansea, SA3 5JS  
Offers Over £700,000





GENERAL INFORMATION

Set in a quiet cul-de-sac in the highly desirable Mayals area, this spacious and immaculately presented four double bedroom detached family home has been completely renovated to a high standard throughout. Enjoying stunning sea views and positioned close to the picturesque Clyne Gardens, this property also lies within the sought-after Bishopston School catchment area, making it an ideal choice for families.

The accommodation is designed with modern living in mind and comprises a light-filled open-plan lounge seamlessly leading into a contemporary fitted kitchen/family area complete with built-in appliances and two sets of bi-fold doors opening out to take full advantage of the coastal outlook. A separate utility room adds practicality, while the master bedroom with stylish en-suite shower room completes the ground floor.

To the first floor, you'll find three further generously sized double bedrooms along with a beautifully finished family bathroom. Externally, the property is approached via a long private driveway with a hardstanding area for three vehicles at the front. The rear garden offers a peaceful outdoor space, ideal for relaxing or entertaining.

Internal viewing is highly recommended to truly appreciate the size, quality, and lifestyle this stunning home has to offer.

FULL DESCRIPTION

Entrance Hall

Lounge  
24'3 max x 13'3 max (7.39m max x 4.04m max)

Kitchen / Dining Room  
31'8 max x 14'6 max (9.65m max x 4.42m max)

Utility Room  
6'7 x 6'1 (2.01m x 1.85m)

Bathroom

Bedroom 1  
13'5 x 12'1 (4.09m x 3.68m)

Ensuite

Stairs To First Floor



Landing

Bedroom 2  
17'4 max x 12'10 into bay (5.28m max x 3.91m into bay)

Bedroom 3  
16'1 max x 12'10 into bay (4.90m max x 3.91m into bay)

Bedroom 4  
13'9 x 10'10 (4.19m x 3.30m)

Bathroom

Parking  
Parking is available at this property via the private driveway.

Tenure  
Freehold

Council Tax Band  
F

EPC - C

Services

Mains gas, electric, water & drainage. The current sellers broadband is currently with Sky. Please refer to the Ofcom checker for further coverage information. Current owners are not aware of any issues or restrictions for mobile phone coverage. Please refer to Ofcom checker for further information.

