



FLOOR PLAN



DAWSON'S



DAWSONS
ALL THINGS PROPERTY

GENERAL INFORMATION

Situated in the sought-after area of Mayals, just a stone’s throw from Clyne Gardens and within the Bishopston Comprehensive school catchment, this versatile detached family home offers an enviable lifestyle close to Mumbles village, local beaches, and coastal cliff walks. The property features a welcoming entrance hall, cloakroom, and a light-filled lounge with dual-aspect windows, flowing into the dining room, which leads to a conservatory overlooking the rear garden. The conservatory opens into a cozy sitting room, which connects to the fitted kitchen with views to the front and rear. A side porch with a walk-in storage cupboard provides access to the front and garage. Upstairs, the first floor comprises two spacious double bedrooms, a third bedroom with a dressing area, and a family bathroom. The second floor adds further versatility with a fourth bedroom featuring an ensuite shower room and a study that can serve as a fifth bedroom. Externally, the property boasts driveway parking, a carport, and a single garage at the front, while the enclosed rear garden offers a lawn, patio seating area, and side access. Perfectly blending space, convenience, and location, this home is ideal for modern family living. EPC - D

FULL DESCRIPTION

Entrance Porch

Entrance Hall

WC

Living Room
22'3 x 14' (6.78m x 4.27m)

Dining Room
12'8 max x 10'5 (3.86m max x 3.18m)

Reception Room
11'9 x 10'10 (3.58m x 3.30m)

Kitchen
11'2 x 9'11 (3.40m x 3.02m)

Conservatory
18'6 x 9'6 (5.64m x 2.90m)



- Hallway
- Garage
17'3 x 9'9 (5.26m x 2.97m)
- Stairs To First Floor
- Landing
- Bedroom 1
14'1 x 11'6 (4.29m x 3.51m)
- Bedroom 2
10'7 x 8'8 (3.23m x 2.64m)
- Dressing Room
11'5 x 8'8 (3.48m x 2.64m)
- Bedroom 3
14'1 max x 9'1 max (4.29m max x 2.77m max)
- Bathroom
- Stairs To Second Floor
- Landing
- Bedroom 4
15'8 x 13'9 (4.78m x 4.19m)
- Ensuite
- Office
11'3 max x 9'3 into bay (3.43m max x 2.82m into bay)
- Tenure
Freehold
- Council Tax Band
H
- Services
Mains gas, electric, water & drainage. There is a water meter. Broadband supplier is currently with Sky. Please refer to Ofcom checker for further coverage information. The current sellers have advised there are no known issues with mobile coverage. Please refer to Ofcom checker for further information.

