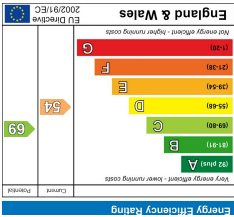
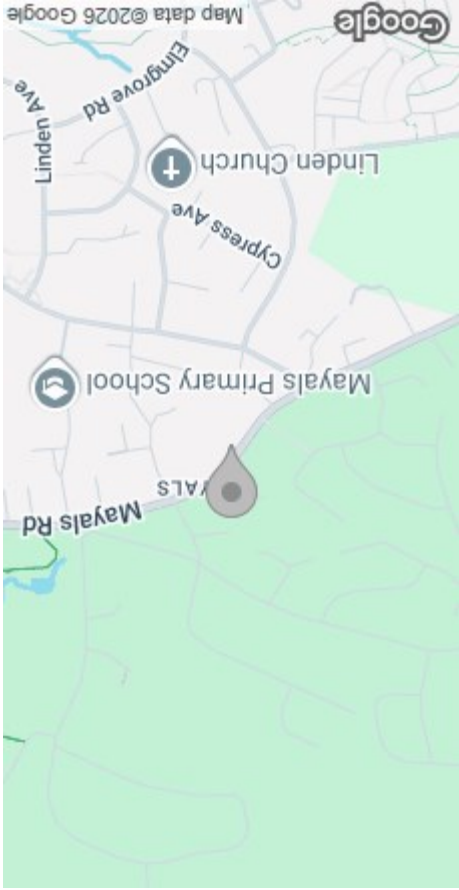


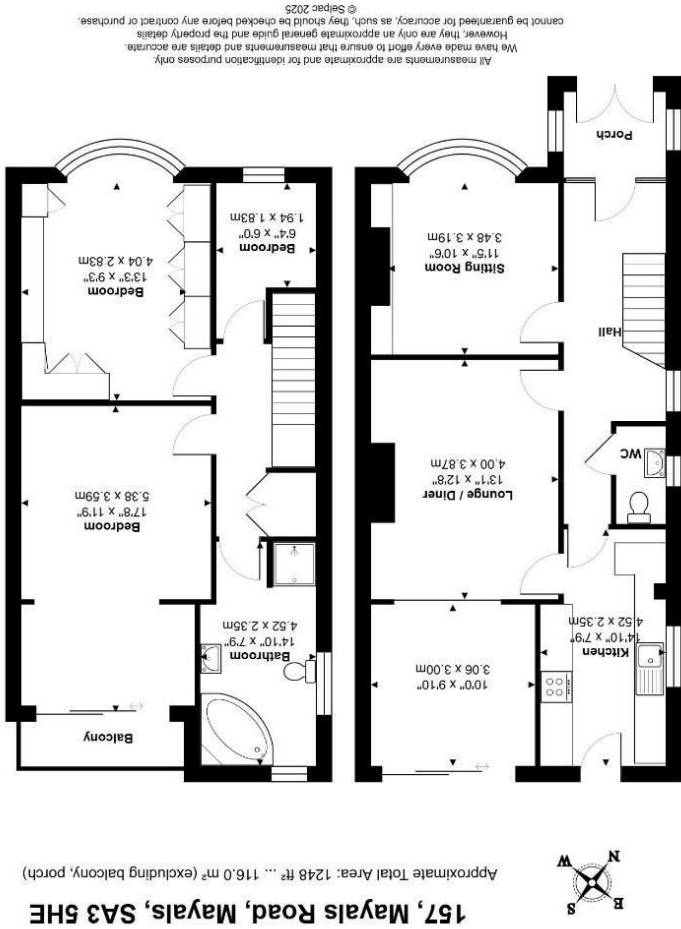
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



157 Mayals Road  
Mayals, Swansea, SA3 5HE  
Asking Price £345,000

3 1 2 E



GENERAL INFORMATION

Situated in the highly sought-after area of Mayals, just a stone's throw from the beautiful Clyne Gardens, this semi-detached home enjoys a superb coastal location. The property is ideally placed close to the seafront promenade and the vibrant Mumbles village, offering an excellent selection of shops, bars and restaurants, while also falling within the popular Bishopston Comprehensive School catchment.

The accommodation briefly comprises an entrance porch leading into a welcoming hallway with rooms off and stairs rising to the first floor. To the ground floor there is a convenient WC, a sitting room, a lounge open-plan to the dining area with doors leading out to rear garden, creating a great space for everyday living and entertaining, and a fitted kitchen.

To the first floor are three bedrooms and a family bathroom. The rear bedroom benefits from a sit-out balcony, providing a lovely spot to relax and enjoy views over the rear garden.

Externally, the property offers driveway parking to the front leading to a garage, along with a lawned front garden and side access. To the rear is a generously sized, level garden, mainly laid to lawn with a patio seating area, ideal for outdoor dining and family enjoyment.

The property would benefit from some modernisation, presenting an excellent opportunity for purchasers to add their own style and value in a prime coastal location.

FULL DESCRIPTION

Entrance Porch

Hallway

Sitting Room  
11'5 x 10'6 (3.48m x 3.20m)

Lounge / Diner  
13'1 x 12'8 (3.99m x 3.86m)

10' x 9'10 (3.05m x 3.00m)

Kitchen  
14'10 x 7'9 (4.52m x 2.36m)

WC

Stairs To First Floor

Landing



Bedroom 1  
17'8 x 11'9 (5.38m x 3.58m)

Bedroom 2  
13'3 x 9'3 (4.04m x 2.82m)

Bedroom 3  
6'4 x 6' (1.93m x 1.83m)

Bathroom

Parking  
Parking is available at this property via the driveway and garage.

Tenure  
Freehold

Council Tax Band  
F

EPC - E

Services  
Mains gas, electric, water (billed) & drainage.  
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability.

