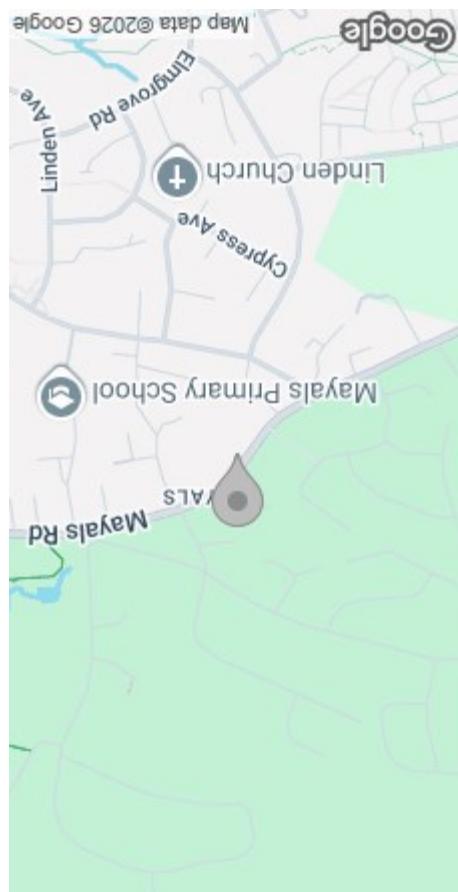
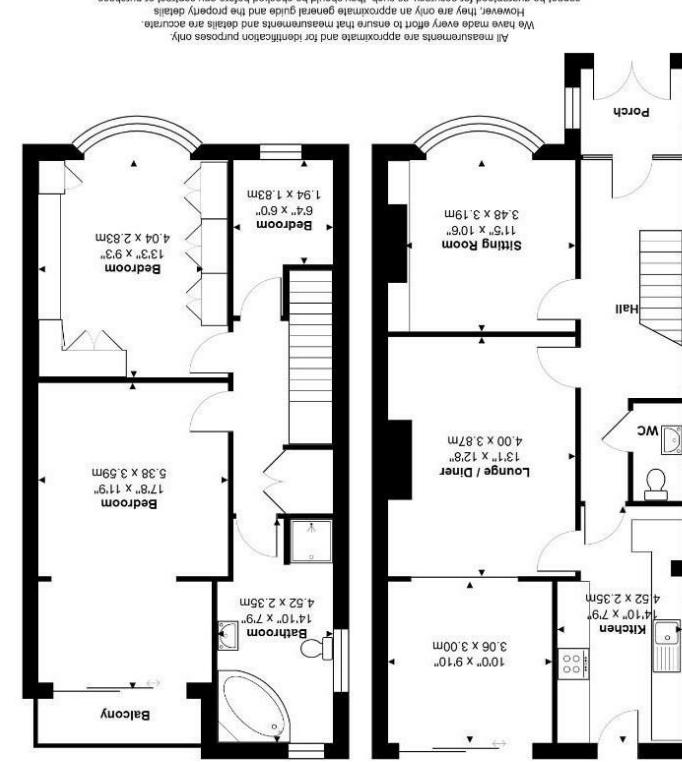


These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### EPC



### AREA MAP



157, Mayals Road, Mayals, SA3 5HE



### FLOOR PLAN



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



**DAWSONS**  
ALL THINGS PROPERTY

## 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.

