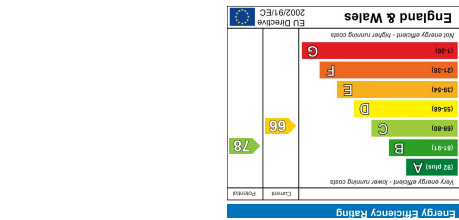


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition.   
Proportioning dimensions Property Measurement Standards (PAS2 Measurement) - © Dawson 2025.



FLOOR PLAN

AREA MAP





GENERAL INFORMATION

Situated in the sought-after location of Mayals, just a short stroll from the scenic seafront promenade and the vibrant village of Mumbles—with its array of boutique shops, welcoming bars, and popular restaurants —this well-presented four-bedroom semi-detached home offers versatile living space ideal for family life.

Upon entry, you are greeted by a bright and inviting hallway with stairs leading to the first floor and access to the ground floor rooms. The property features a generous lounge, along with a stylish open-plan living area at the rear, comprising a sitting room and dining space. French doors open onto a paved patio—ideal for entertaining. Also a well-equipped fitted kitchen completes the ground floor layout.

The first floor comprises three bedrooms and a modern family bathroom, while the second floor features a generous fourth bedroom, ideal as a guest room or home office.

Externally, the garage has been thoughtfully converted into a workshop and utility area, providing additional practical space. To the front, a driveway offers off-road parking for two vehicles alongside a neatly maintained lawn. The rear garden is level and fully enclosed, laid to lawn with a two patio seating area—perfect for outdoor dining and family gatherings.

This property combines comfortable living with an enviable coastal lifestyle, making it an excellent choice for families or those seeking proximity to the sea and all that Mumbles has to offer.

FULL DESCRIPTION

Entrance Hall

**Living Room**  
21'8 x 14'11 into bay (6.60m x 4.55m into bay)

**Dining Room**  
14'4 x 10'9 (4.37m x 3.28m)

**Kitchen**  
11'4 x 10'4 (3.45m x 3.15m)

**Workshop**  
15'9 x 8'8 (4.80m x 2.64m)

Stairs To First Floor

**Bedroom 2**  
14'5 x 8'7 max (4.39m x 2.62m max)



**Bedroom 3**  
11'6 x 9'5 into bay (3.51m x 2.87m into bay)

**Bedroom 4**  
12'5 x 9'11 (3.78m x 3.02m)

Bathroom

Stairs To Second Floor

Landing

WC

**Bedroom 1**  
17'1 max x 15'7 max (5.21m max x 4.75m max)

**Parking**  
Resin Bound driveway with parking for up to 2 cars.

**Tenure**  
Leasehold

**Council Tax Band**  
F

EPC - D

**Services**  
Mains gas, electric, water (billed) and drainage.  
The current sellers broadband is currently with BT. 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.

**Additional Information**  
Tree Preservation order on 2 Pine trees at rear of property.

