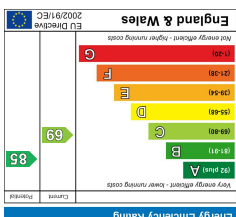
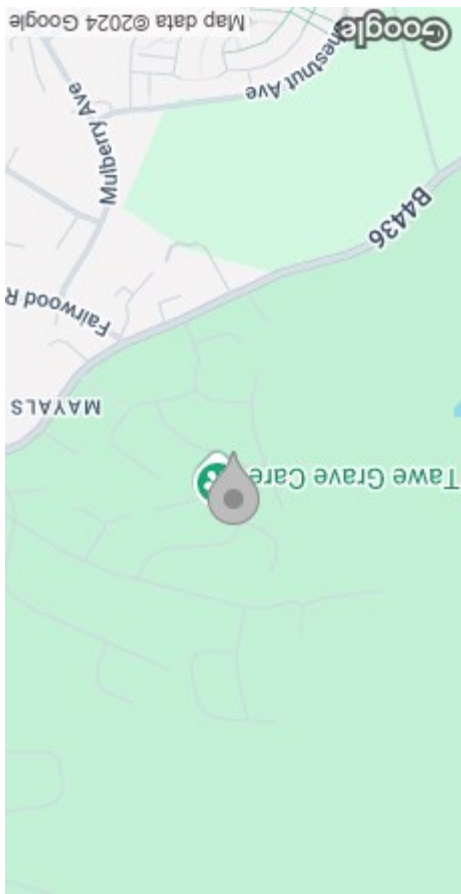


or warranty in respect of the property.

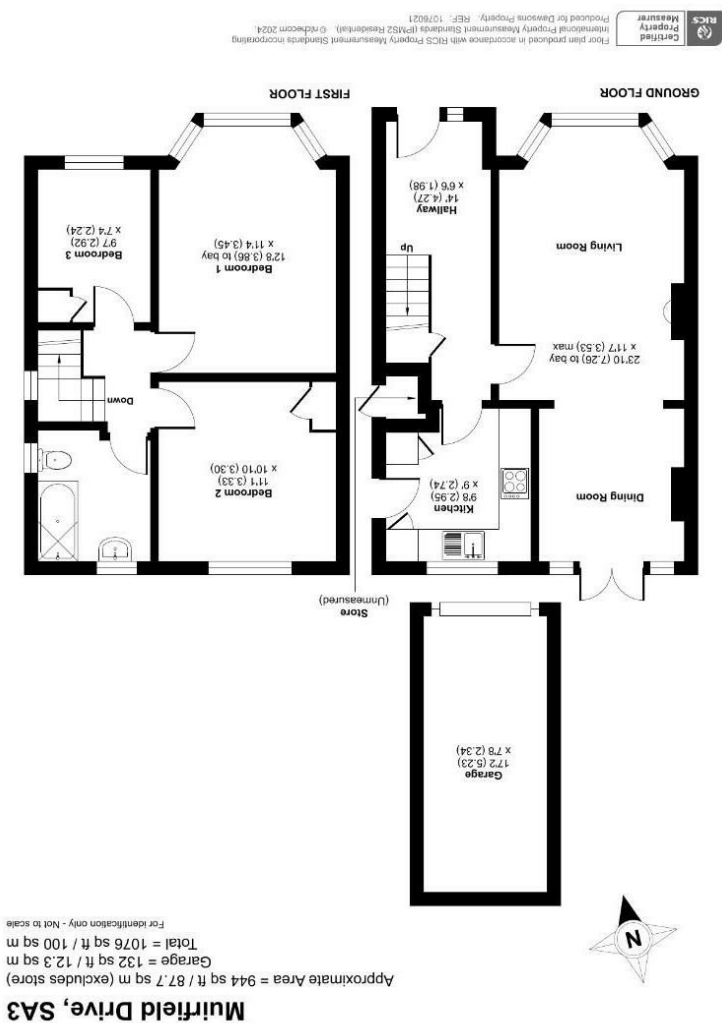
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation



## EPC



## AREA MAP



## FLOOR PLAN



**29 Muirfield Drive**  
Mayals, Swansea, SA3 5HS  
**Offers Over £350,000**





GENERAL INFORMATION

We are delighted to offer for sale this traditional semi detached family home located in the sought after area of Mayals. Within Mayals primary and Bishopston comprehensive school catchment areas and on the gateway to the beaches in Gower. The property itself comprises: hallway, open plan lounge into dining room and kitchen. To the first floor are three bedrooms and a bathroom. Externally to the front is driveway parking along with low maintenance garden area. To the rear is an enclosed garden with patio seating and lawned garden areas. Viewing is recommended. EPC C

FULL DESCRIPTION

**Entrance**  
Enter via double glazed front door into:

**Hallway**  
14'00 x 6'6 (4.27m x 1.98m)  
Radiator. Coving to ceiling. Stairs to first floor. Under stairs storage. Wood effect laminate flooring. Rooms off:

**Kitchen**  
9'8 x 9'0 (2.95m x 2.74m)  
Fitted with a range of wall and base units with quartz worksurface over. Inset 1 1/2 bowl stainless steel sink with mixer tap over. Inset 4 ring electric hob with extractor fan over and electric oven under. Wall mounted gas central heating boiler. Integrated fridge/freezer, dishwasher and washing machine. Spotlights and coving to ceiling. Tiled flooring. Double glazed window to rear. Double glazed door to side.



**Living Room/Dining Room**  
23'10 (to bay) x 11'7 (max) (7.26m (to bay) x 3.53m (max))  
Double glazed bay window to front. Coving to ceiling. Two radiators. Wood effect laminate flooring. Electric fire place. Double glazed French doors to garden.

**Stairs To First Floor**  
**Landing**  
Double glazed privacy window to side. Coving to ceiling. Rooms off:

**Bedroom 1**  
12'8 (to bay) x 11'4 (3.86m (to bay) x 3.45m)  
Double glazed bay window to front. Radiator. Coving to ceiling. Wood effect laminate flooring.

**Bedroom 2**  
11'1 x 10'10 (3.38m x 3.30m)  
Double glazed window to rear. Coving to ceiling. Radiator. Wood effect laminate flooring. Built in cupboard.

**Bedroom 3**  
9'7 x 7'4 (2.92m x 2.24m)  
Wood effect laminate flooring. Double glazed window to front. Coving to ceiling. Radiator. Built in cupboard.

**Bathroom**  
Fitted with a three piece suite comprising wc, wash hand basin into vanity unit and bath with electric shower over. Tiled walls and flooring. Coving to ceiling. Access to loft. Double glazed privacy windows to rear and side.

**External**  
Driveway parking leading to detached garage along with low maintenance astroturf garden with steps to front door. To the rear is an enclosed south facing garden laid to lawn with patio seating area along with access to storage room. Side access.

**Garage**  
17'2 x 7'8 (5.23m x 2.34m)

**Tenure**  
Freehold

**Council Tax Band**  
E

**Services**  
Mains gas, electric, water and drainage. There is a water meter at the property. Please note that there is possible asbestos to the garage roof please refer to your surveyor for further information. Broadband is currently with Virgin Media. Current owner has mobile supplied by Vodafone.

