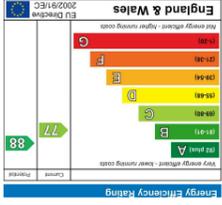


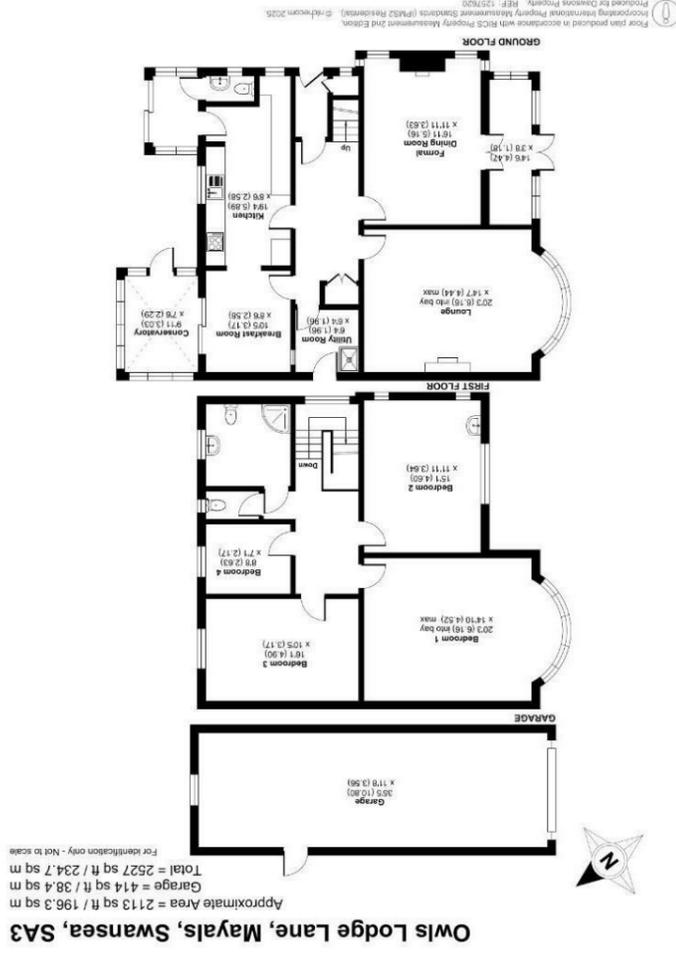
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



DAWSONS

56 Owls Lodge Lane
 Mayals, Swansea, SA3 5DP
Offers Over £600,000



GENERAL INFORMATION

This property is currently on the market and ready for its next owner! Don't miss out on this fantastic opportunity—schedule a viewing today before it's gone.

Nestled in the desirable area of Mayals, this charming traditional detached family home set on good sized plot in need of modernisation. Boasting generous living space, the property is ideally located within walking distance of the picturesque Clyne Gardens, making it a peaceful retreat while still being close to essential local amenities.

Families will appreciate the proximity to Mayals Primary School and the highly regarded Bishopston catchment area, ensuring excellent educational opportunities for children. With its large, well-maintained garden and multiple reception rooms, this home offers plenty of space for both relaxation and entertaining.

The property features an inviting entrance hall, cloakroom, a spacious living room, a formal dining area, and kitchen/breakfast room with conservatory perfect for family gatherings. Upstairs, there are four generously sized bedrooms, each with ample storage space, plus a family bathroom. Spacious attic which has the potential to create another room subject to planning.

One of the standout features of this home is the eco-friendly addition of a battery pack solar panel system, allowing for reduced energy costs and a smaller environmental footprint. Enjoy the benefits of renewable energy while living in comfort.

Outside, the property benefits from off-road parking and a detached Tandam garage, while the beautiful, private garden provides a tranquil setting for outdoor activities.

EPC - C

FULL DESCRIPTION

Entrance Porch

Hallway

Formal Dining Room

16'11 x 11'11 (5.16m x 3.63m)

Porchway

14'6 x 3'8 (4.42m x 1.12m)

Lounge

20'3 into bay x 14'7 max (6.17m into bay x 4.45m max)

Utility Room

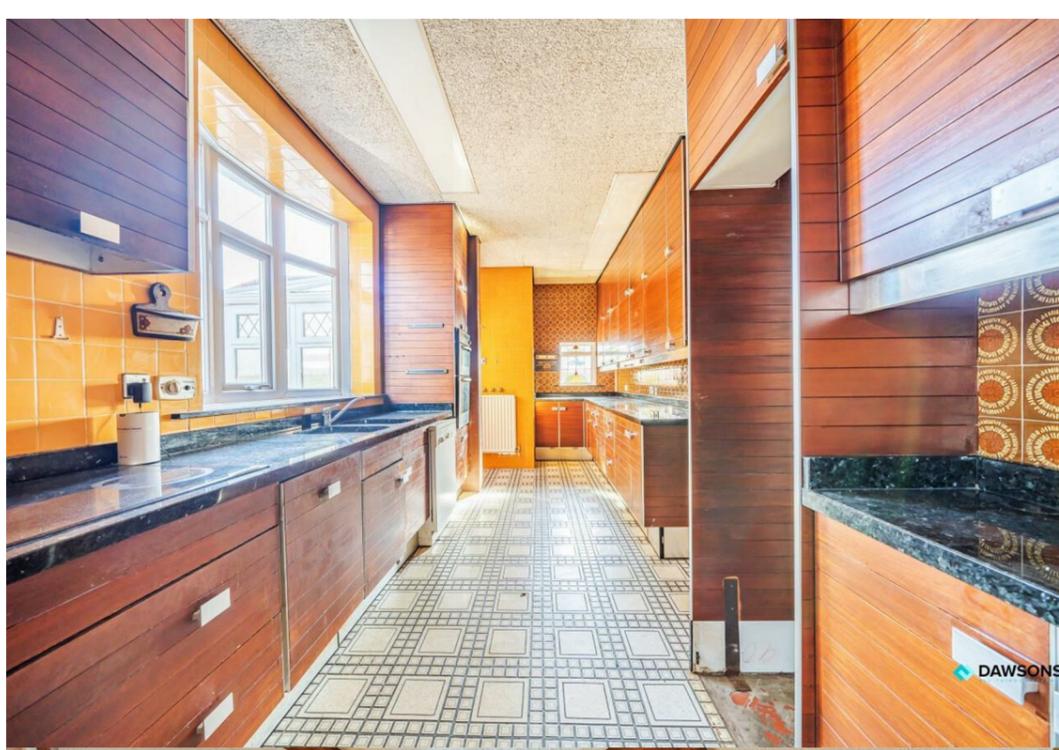
6'4 x 6'4 (1.93m x 1.93m)

Breakfast Room

10'5 x 8'6 (3.18m x 2.59m)

Conservatory

9'11 x 7'6 (3.02m x 2.29m)



Kitchen
19'4 x 8'6

Rear Porchway

WC

Stairs To First Floor

Landing

Bedroom 1
20'3 into bay x 14'10 max (6.17m into bay x 4.52m max)

Bedroom 2
15'1 x 11'11 (4.60m x 3.63m)

Bedroom 3
16'1 x 10'5 (4.90m x 3.18m)

Bedroom 4
8'8 x 7'1 (2.64m x 2.16m)

Bathroom

WC

Garage
35'5 x 11'8 (10.80m x 3.56m)

Tenure
Feehold

Council Tax Band
G

Services
Mains gas, electric, water & drainage. Please refer to Ofcom checker for further information. The current sellers have advised there are no known issues with mobile coverage. Please refer to Ofcom checker for further information.

