



## 195 Mayals Road Mayals, Swansea, SA3 5HQ

Offers In The Region Of



# FULL DESCRIPTION

Nestled between the vibrant city of Swansea and the breath-taking Gower Peninsula, Mayals is renowned for its peaceful surroundings, proximity to the coastline, and access to some of South Wales' finest natural beauty. With Clyne Gardens, Swansea Bay, and the Gower's award-winning beaches on your doorstep, this location is a magnet for families, professionals, and outdoor enthusiasts alike. The area is also well served by local amenities, reputable schools, leisure facilities, and easy access to Swansea city centre, making it the perfect blend of tranquillity and convenience.

Let's now take a look in more detail...

## Approach

After journeying along the scenic coastal road and up through the tree-lined Mayals Road, you arrive at 195 Mayals Road, where a gated entrance welcomes you. A tarmac driveway provides ample off-road parking and leads you to a detached double garage—ideal for secure parking or workshop use. A paved pathway and a couple of steps guide you to the front door, inviting you inside this well-presented family residence.

Step Inside...

## Entrance/Hallway

The central hallway of this home makes an immediate impression—bright and welcoming, it provides seamless access to the main living spaces including the open-plan kitchen/breakfast/dining/family room, spacious lounge, and ground floor WC. A staircase to the first floor features useful under-stairs storage, and a cloakroom area perfect for tucking away coats and shoes after a day out exploring. The space is finished with laminate flooring and benefits from three front-facing windows that flood the area with natural light, alongside a feature frosted window to the family area.

## WC

Conveniently located on the ground floor, the WC is appointed with a wash basin, heated towel rail, laminate flooring, tiled walls, and a side-facing window.

## Lounge

19'10" x 11'9" (6.05 x 3.59)

This cosy lounge enjoys triple-aspect windows and double patio doors that open directly onto the rear garden. It features a fireplace with a slate hearth and oak mantel, creating a warm and inviting ambience. With laminate flooring throughout and garden views, this is a perfect room to relax in year-round.

## Open-Plan Kitchen/Breakfast/Dining/Family Room

28'4" x 6'4" 11'11" x 8'9" 11'8" x 9'11" (8.65 x 1.95 3.64 x 2.67 3.58 x 3.03)

The true heart of the home, this expansive open-plan space is thoughtfully zoned into four areas, making it a superb hub for daily life and entertaining. Triple-aspect windows, a Velux and Keylite window, plus double patio doors, ensure the space is flooded with natural light. The kitchen area boasts a comprehensive range of wall and base units, an integrated Cooke & Lewis oven & grill, 4-ring induction hob, Hotpoint extractor, and a sunken stainless steel sink with swan neck tap. There is space for a freestanding fridge/freezer, and the room is finished with a mix of tiled and laminate flooring. Whether you're cooking, dining, or relaxing in the snug, this space accommodates it all beautifully.

## Utility Room

Just off the kitchen lies the utility room, which provides extra wall and base units, a stainless steel sink, tiled flooring and partially tiled walls. There's space for two under-counter appliances, side window, and external access, making this a highly functional addition to the home.

## Landing

Ascending the carpeted staircase, you're welcomed onto a bright and airy landing with a front-facing window that brings in lots of natural light. The landing provides access to four well-proportioned bedrooms, the family bathroom, and a large airing cupboard with fitted shelving for convenient storage.

## Principal Bedroom

17'10" x 10'11" (5.46 x 3.34)

A superb principal suite, this large bedroom is beautifully bright, thanks to dual-aspect windows offering garden and distant sea views. The room is carpeted, has ample space for a dressing area, and benefits from a private en-suite bathroom. The en-suite features a WC, wash basin, fitted bath with shower over, a separate shower cubicle, tiled walls and flooring, spotlighting, two shaving points, and dual-aspect windows.

## Bedroom Two

15'0" x 11'10" (4.58 x 3.63)

Located at the rear of the property, this generously sized double bedroom enjoys dual-aspect windows with garden and sea views. The room is carpeted and features fitted wardrobes with additional overhead storage.

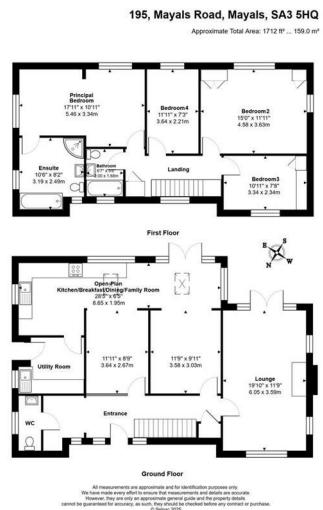
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# AREA MAP



# FLOOR PLANS



# EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	67	79
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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