



6 Willow Brook Gardens  
Mayals | Swansea | SA3 5EB

FINE & COUNTRY







A beautifully presented, detached four-bedroom family home, recently renovated to a high standard, offering bright and airy living spaces. Nestled within the sought-after area of Mayals, this stunning residence boasts a generous garden with a charming garden room, perfect for relaxation or additional living space. With the renowned Clyne Gardens right on your doorstep, this home provides an idyllic balance of nature, convenience, and contemporary comfort.

The local area is highly desirable, offering an exceptional lifestyle with a blend of coastal and green spaces. Just a short stroll away, the scenic waterfront promenade guides you in one direction to the vibrant village of Mumbles, known for its boutique shops, restaurants, and cafés, while in the other direction, it leads to Swansea city centre with its array of amenities.

Recently renovated, this home has been thoughtfully designed with a modern family in mind, featuring high-quality materials and contemporary finishes throughout. It offers a comprehensive security system, including CCTV and an alarm system, alongside strategically placed WiFi routers for seamless connectivity. Oak finishes, new windows, new radiators, and solar panels with three batteries ensure efficiency and sustainability, making this a smart and future-proof home.

Let's Explore This Fabulous Home in More Detail...

### Approach

After meandering through the picturesque village of Mayals, you arrive at a charming cul-de-sac that leads to No. 6. The property provides ample off-road parking on a brick-paved driveway, accommodating multiple vehicles, and benefits from a single garage. Four steps up guide you to the entrance, setting the tone for the wonderful home that awaits within.

### Step Inside...

#### Entranceway

As you step inside, you are instantly welcomed by a superbly bright and inviting entrance, creating a warm atmosphere. The oak herringbone flooring enhances the elegance of the space, while a window to the side and the front door, flanked by frosted windows, allow natural light to flow in. A feature oak cloak storage, complete with hanging rails and shelving, is perfect for keeping outdoor coats and shoes neatly tucked away. Additional understairs storage and the control panels for the CCTV and alarm system are also housed here. This central hub provides access to the lounge, sitting room, kitchen/diner, ground floor WC, and the stairway leading to the first floor.

#### Ground Floor WC

A useful ground floor WC can be accessed from both the entranceway and the kitchen area. It includes a WC, a stylish feature wash basin set on an oak worktop with shelving, an additional shelf for storage, a heated towel rail, tiled flooring, and part-tiled walls.

#### Lounge

A lovely, well-proportioned room featuring a large front-facing window that allows natural light to flood in. This generous space is laid with oak flooring and includes a frosted window into the study, feature coving, two elegant ceiling roses, an alcove with shelving, and a striking marble feature gas fireplace.





### Sitting Room

Another expansive reception room, bathed in natural light from an array of windows. A stunning feature window to the rear and bi-folding doors seamlessly connects the indoors with the outdoors. Two Velux windows, feature coving, a ceiling rose, and a part-vaulted ceiling further enhance the grandeur of this space.

### Study

Located off the sitting room, this versatile room is perfect for a home office or creative space. Here you have oak flooring, a frosted window into the lounge, and a large rear-facing window overlooks the garden. A vaulted ceiling with two Velux windows ensures the room is beautifully bright.

### Kitchen/Diner

A fantastic family space with triple-aspect windows, creating a bright and welcoming environment. Bi-folding doors lead to the rear garden, and an additional patio door provides access to a charming side courtyard. The kitchen is fitted with an array of wall and base units topped with quartz worktops, integrated appliances including an AEG induction hob, two Bosch oven/grills, a double fridge, a slimline wine cooler, and a double porcelain sink. A breakfast bar accommodates three stools, and a feature gas fire adds warmth. This space is well-lit with central, spot, and feature lighting and offers ample room for a large dining set, perfect for socialising. The alarm system is also located here.

### Utility Room

Conveniently situated off the kitchen, this desirable utility room provides additional storage, quartz worktops, a tall integrated freezer, oak flooring, sensor lighting, and space for two under-counter appliances with one additional space above.











### Landing

Ascending the grand stairway, you reach a bright landing laid with carpet, featuring a front-facing window. From here, you have access to four bedrooms and a family bathroom.

### Principal Bedroom with En-Suite

A spacious and elegant principal suite featuring dual-aspect windows with views of the garden and mature trees. The carpeted room boasts a vaulted ceiling and a range of fitted wardrobes with hanging rails and shelving. The private en-suite includes a WC, wash basin, fitted bath with shower, heated towel rail, extractor fan, spot and feature lighting, vinyl flooring, tiled walls, and a rear-facing window.

### Family Bathroom

A well-appointed bathroom housing a WC, wash basin with storage underneath, a fitted bath with shower, an extractor fan, spot and feature lighting, vinyl flooring, a frosted rear window, and a large airing cupboard with fitted shelving.

### Bedroom Two

This generously sized double bedroom offers a comfortable and inviting space, featuring coving and carpeting. A large rear-facing window provides picturesque views of the garden and allowing natural light.

### Bedroom Three

Bright and airy, this well-proportioned double bedroom benefits from a large front-facing window that welcomes an abundance of natural light. The room is finished with carpet and coving.

### Bedroom Four

Situated at the rear of the property, this double, carpeted bedroom enjoys outlooks of the garden and mature trees through the rear window.













### Step Outside...

The generous garden is laid to lawn and beautifully surrounded by mature plants and shrubs, offering multiple spaces to sit, and enjoy. A paved patio wraps around the home, leading to a side courtyard ideal for outdoor furniture. Pedestrian gates on either side of the home provide security, while a fantastic, raised decking area with a slide adds fun for children. Externally, lighting and electric points complete this outdoor haven.

### Garden Room

To the rear, a fantastic garden room awaits, fully equipped with lighting, electrics, and plumbing provisions for a kitchen and bathroom, offering excellent potential as a home office or additional living space.

### Single Garage

A desirable single garage with an electric roller door, sensor lighting, electrics, and ample space for a single car, perfect as a workshop.





### Local Area

Mayals is a sought-after location, offering the perfect balance between coastal and city living. With Clyne Gardens right on your doorstep, you can enjoy its enchanting landscapes, walking trails, and seasonal floral displays. The nearby Swansea waterfront promenade provides a scenic route, leading towards the charming Mumbles village in one direction and Swansea city centre in the other.

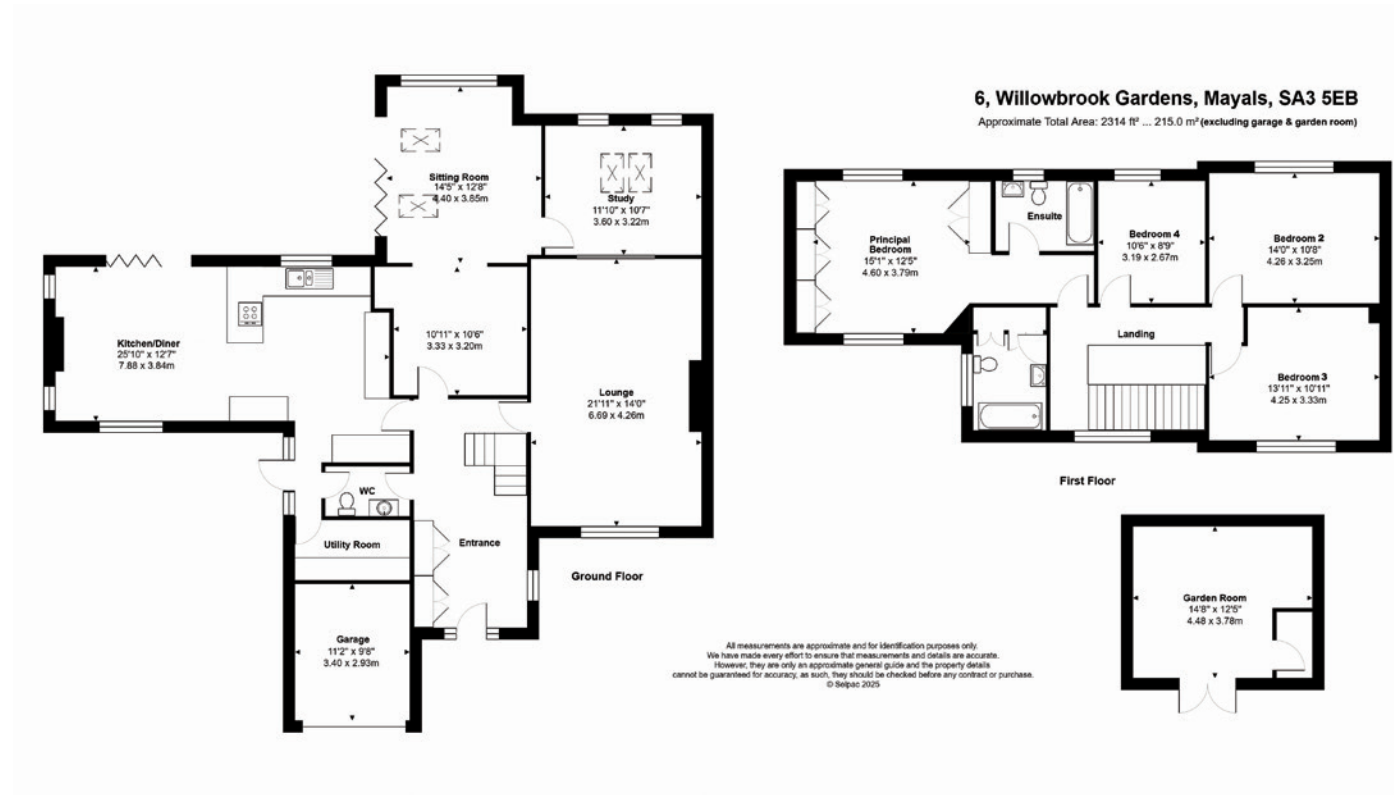
The area is well-served by reputable local schools, excellent transport links, and an array of recreational facilities, including the Olympic pool and the breathtaking Gower Peninsula, home to world-class beaches. With an abundance of restaurants, shops, and a welcoming community, this location truly offers an exceptional lifestyle.





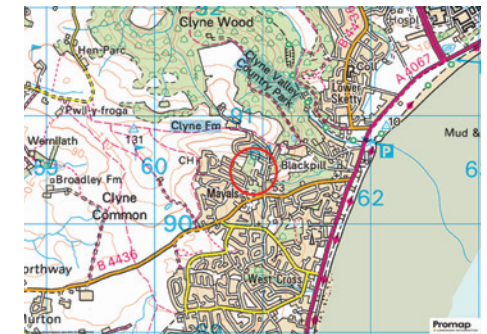
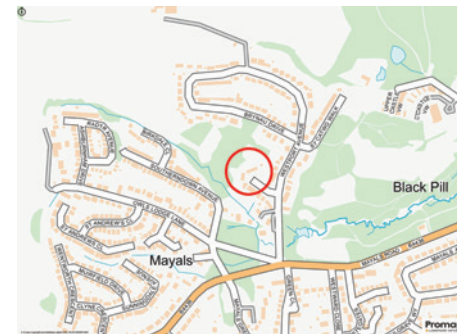
### Additional Property Information

Freehold  
Tax Band - H  
Gas/Electric  
Mains Water  
Mains Drainage  
Solar Panels  
Conservation Area  
Ultrafast Broadband Available  
For mobile coverage please visit [checker.ofcom.org.uk](http://checker.ofcom.org.uk)



Asking price £875,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company No: NLK 11004316. Registered Office Address: 11 WALTER ROAD, SWANSEA, SA1 5NF, UNITED KINGDOM. Printed 25.03.2025





Fine & Country  
Tel: +44 (0)1792 367301  
swansea@fineandcountry.com  
77 Newton Road, Mumbles SA3 4BN

