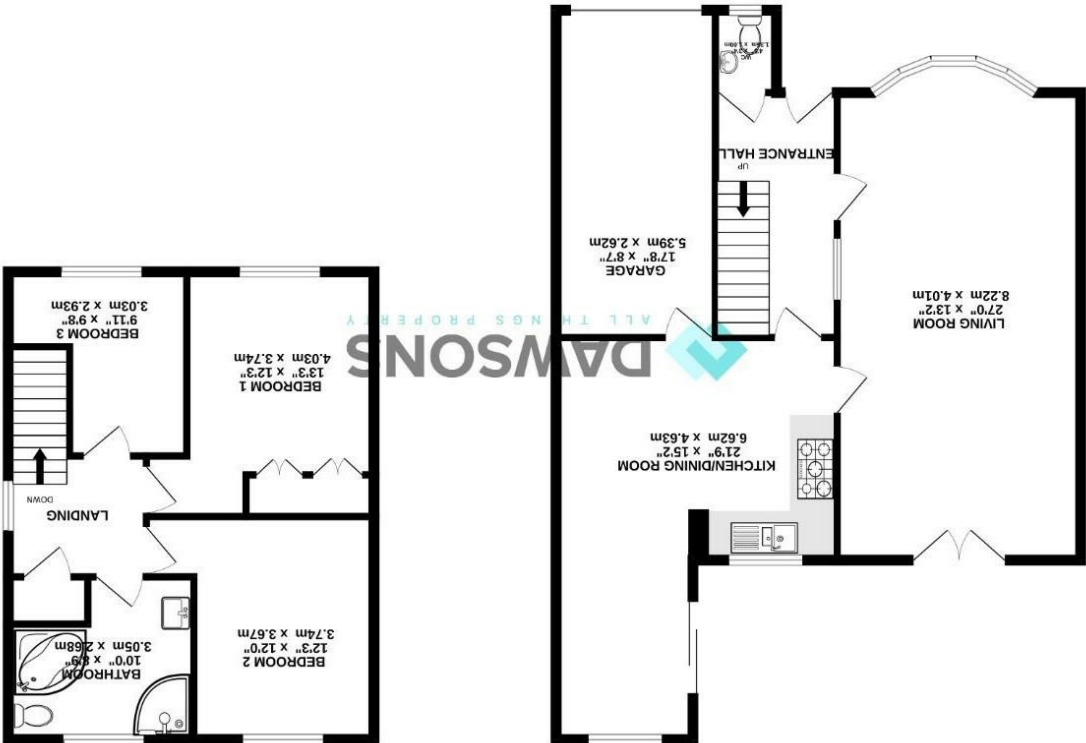


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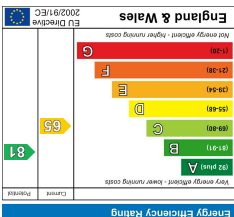
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FLOOR PLAN



AREA MAP



EPC



GENERAL INFORMATION

Situated in a sought-after cul-de-sac location in the desirable area of Mayals, this attractive link-detached family home offers well-proportioned accommodation and an enviable lifestyle opportunity. Ideally positioned close to the beautiful Clyne Gardens, the sea front promenade, Mumbles Village with its excellent selection of shops, bars and restaurants, as well as local beaches and scenic cliff-top walks, the property is perfectly suited to families and those seeking coastal living.

The accommodation briefly comprises an entrance hallway with staircase rising to the first floor and doors leading to the principal rooms. There is a convenient ground floor WC, a spacious open-plan lounge flowing through to the dining area with patio doors opening onto the rear garden, and an L-shaped fitted kitchen extending into a breakfast area.

To the first floor, there are three bedrooms and a family bathroom.

Externally, the property benefits from driveway parking to the front, leading to an attached garage. To the rear, there is a level, enclosed garden providing an ideal space for outdoor entertaining, family enjoyment and relaxation.

Viewing is highly recommended to fully appreciate the location, accommodation and lifestyle this delightful family home has to offer.

FULL DESCRIPTION

Entrance Hall

Wc

Living Room
27' x 13'2 (8.23m x 4.01m)

Kitchen / Dining Room
21'9 x 15'2 (6.63m x 4.62m)

Stairs To First Floor

Landing

Bedroom 1
13'3 x 12'3 (4.04m x 3.73m)

Bedroom 2
12'3 x 12' (3.73m x 3.66m)

Bedroom 3
9'11 x 9'8 (3.02m x 2.95m)



Bathroom

Parking
Parking is available via the driveway and integral garage.

Garage
17'8 x 8'7 (5.38m x 2.62m)

Tenure
Leasehold
999 year lease with 947 years remaining.
Ground rent is £50 per annum.

Council Tax Band
F

EPC - D

Services
Mains gas, electric, water & drainage,
There is a water meter.
The current sellers broadband supplier via Virgin. Please refer to the Ofcom checker for further coverage information.
The current owners have mobile phone via EE. Please refer to the Ofcom checker for further coverage information.

