

GENERAL INFORMATION

A well-presented semi-detached home ideally located on a quiet cul de sac in the sought-after area of Mayals, just a stone's throw from the beautiful Clyne Gardens and within easy reach of the sea front promenade, Blackpill Lido and local family pub/restaurant, Mumbles Village with its array of shops, bars and restaurants, and a short distance from the local beaches. Within the catchment area for brilliant schools, including Bishopston Comprehensive School, this is an ideal location for growing families.

The accommodation is arranged over three floors and begins with an inviting entrance hallway (with a convenient WC) providing access to the ground floor rooms and stairs to the upper levels. To the ground floor there is a comfortable lounge, a separate sitting room, and a spacious kitchen opening into a light filled dining area, with doors leading directly out to the rear garden—perfect for both everyday living and entertaining.

The first floor offers three well-proportioned bedrooms along with a large family bathroom.

Occupying the second floor is an impressive master bedroom, benefiting from its own en-suite shower room, creating a private and peaceful retreat with some sea views.

Externally, the property enjoys driveway parking for several vehicles to the front alongside a lawned garden area and useful side access. To the rear is a large level, enclosed garden laid mainly to lawn and bordered by mature shrubbery, providing a private and attractive outdoor space, and a garage with limited access.

This appealing home combines a desirable coastal location and is in the catchment for the highly regarded Bishopston Comprehensive School. It comprises versatile accommodation, making it ideal for families or those seeking to enjoy all that the Mumbles area and the surrounding Gower Peninsula have to offer.

FULL DESCRIPTION

Entrance Hall

Lounge
13'3" x 11'11" (4.06m x 3.65m)

Sitting Room
12'10" x 11'11" (3.93m x 3.65m)

Dining Room
10'7" x 10'6" (3.25m x 3.22m)

Kitchen
14'0" x 12'4" (4.28m x 3.78m)

Stairs To First Floor

Landing

Bedroom 1
13'3" x 11'11" (4.06m x 3.65m)



Bedroom 2
12'10" x 11'11" (3.93m x 3.65m)

Bedroom 3
7'10" x 6'9" (2.39m x 2.08m)

Bathroom

Stairs To Second Floor

Bedroom 4
14'7" x 13'3" (4.46m x 4.05m)

Ensuite

Parking
There is driveway parking for two vehicles.

Tenure
Freehold

Council Tax Band
F

EPC - C

Services
Mains gas, electric, drainage & water.
There is a water meter.
Broadband - The current supplier is EE.
The broadband type is FFTP.
Mobile - There are no known issues with mobile coverage using the vendors current supplier Sky.
You are advised to refer to the Ofcom checker for information regarding mobile signal & broadband coverage.

