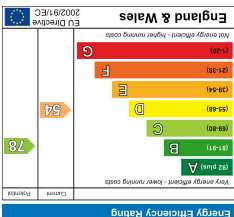


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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EPC



AREA MAP



GENERAL INFORMATION

This superb spacious detached house, ideal for family living, is located in the highly sought-after Mayals area, offering excellent access to Mumbles Village, the beautiful beaches of the Gower Coast, and local primary schools, while being within the Bishopston Comprehensive catchment. To the rear the property overlooking tranquil woodlands and easy access to the Common and Clyne gardens for beautiful walks. To the front, there is a brick paved driveway with parking for two cars, leading to a garage used for storage. Pedestrian access to the side leads to a good-sized, garden, mainly laid to patio with a seating area, perfect for outdoor relaxation while enjoying the woodland views. The extended property layout includes a spacious kitchen with a Belfast sink, breakfast bar which open into a central spacious family room . there is a separate laundry room, cloakroom, along with a lounge, dining room, and study on the ground floor. The first floor features three bedrooms and a family bathroom, while the second floor boasts a master bedroom with an ensuite shower room. Viewing is highly recommended to appreciate all this property has to offer. EPC E

FULL DESCRIPTION

Entrance Hall

WC
5,10 x 3,10 (1.52m,3.05m x 0.91m,3.05m)

Family room
10'06 x 19,0 (3.20m x 5.79m,0.00m)

Kitchen
22'07 x 8,11 (6.88m x 2.44m,3.35m)

Stairs to rear garden

Lounge
18'11 x 11'11 (5.77m x 3.63m)



Sitting room
12,11 x 10'11 (3.66m,3.35m x 3.33m)
Study
10'11x 9,09 (3.33mx 2.74m,2.74m)
Laundry room
6,04 x 3,10 (1.83m,1.22m x 0.91m,3.05m)

Stairs to first floor Landing

Bedroom 1
14'0"/,10'0" max/ 10'0",4'11" min x 14'11",4'0" (4.27m/,3.05m max/ 3.05m,1.52m min x 4.57m,1.22m)

Bedroom 2
15,04 x 10.05

Bedroom 3
12,05 x 8,09 (3.66m,1.52m x 2.44m,2.74m)

Second Floor

Master Bedroom
17,04 x 15'04 max / 13'01 min (5.18m,1.22m x 4.67m max / 3.99m min)

Ensuite
7,11 x 6,08 (2.13m,3.35m x 1.83m,2.44m)

Front and Rear Gardens

Storage garage

Tenure
Freehold

Council Tax Band
F

Services
Mains water, gas and electricity. The current Broadband is Fibre supplied by Sky. Please refer to Ofcom checker for further information There is no known issue with mobile phone coverage. Please refer to Ofcom checker for further information.

