



1 Llys Le Breos

Mayals, Swansea, SA3 5DL

Asking Price £750,000



FULL DESCRIPTION

Entrance Hall

Dining Room

15'8 x 11'8 (4.78m x 3.56m)

Living Room

15'7 x 15'7 (4.75m x 4.75m)

Sitting Room

19'2 x 12'4 (5.84m x 3.76m)

Conservatory

12'7 x 11'5 (3.84m x 3.48m)

Kitchen / Breakfast Room

20'7 x 12'4 (6.27m x 3.76m)

Utility Room

12'4 x 8'11 (3.76m x 2.72m)

WC

Stairs To First Floor

Landing

Bedroom 1

16'7 x 15'7 (5.05m x 4.75m)

Ensuite

Bedroom 2

15'8 x 11'11 (4.78m x 3.63m)

Ensuite

Bedroom 3

15'8 x 13'3 (4.78m x 4.04m)

Bedroom 4

15'7 x 12'4 (4.75m x 3.76m)

Bathroom

Parking

Off road parking is available via a driveway to the front and a second driveway leading to a double garage to the side.

Double Garage

18'3 x 16'5 (5.56m x 5.00m)

Tenure

Freehold

Council Tax Band

H

EPC - D

Services

Mains gas, electric, water (billed) & drainage.

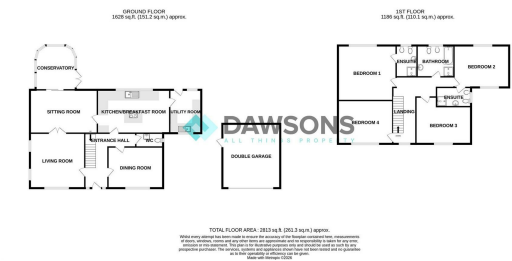
The current sellers broadband is currently with BT. Please refer to the Ofcom checker for further coverage information.

Current owners are not aware of any issues or restrictions for mobile phone coverage. Please refer to Ofcom checker for further information.

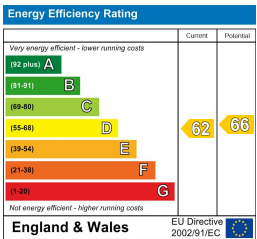
AREA MAP



FLOOR PLANS



EPC



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