

20 Brynau Drive
Mayals | Swansea | West Glamorgan | SA3 5EE

FINE & COUNTRY

Welcome to 20 Brynau Drive, an exceptional four-bedroom detached home extending to approximately 3,810 sq ft and occupying a proud elevated position within the highly sought-after area of Mayals, Swansea. From the moment you arrive, it is clear that this is a home designed to impress, combining striking contemporary architecture with an exceptional level of attention to detail and quality throughout. Beautifully considered with modern family living and entertaining in mind, the property showcases an impressive use of space, high-quality materials, aluminium double glazing throughout, large windows and seamless connections with the gardens, creating bright and inviting interiors that are every bit as impressive as the setting. Air source heating provides underfloor heating throughout, with porcelain tiled flooring adding to the sleek and contemporary finish, while the beautifully maintained gardens and solar panels further enhance the appeal of this remarkable home. Fully furnished and presented to an exceptional standard, 20 Brynau Drive offers serious wow factor from beginning to end.

Mayals is one of Swansea's most desirable residential locations, perfectly positioned between the city and the beautiful coastal village of Mumbles. The area is particularly attractive for those seeking a peaceful and established setting while remaining close to an excellent range of amenities, coastal walks, beaches, independent shops, restaurants and cafés. Clyne Gardens and the wider Gower coastline are close at hand, while Mumbles provides a wonderful choice of places to eat, shop and enjoy the seaside. With Swansea city centre also easily accessible, Mayals offers an enviable balance of tranquillity, convenience and coastal living.

The Approach

Travelling along the Mumbles seafront and continuing up Mayals Road, you arrive at Brynau Drive, where number 20 immediately catches the eye from its elevated position and stunning architecture. A substantial brick-paved driveway provides generous parking for multiple vehicles, complemented by a single garage, while a covered entrance with two steps and external lighting provides a welcoming approach to the front door. From the moment you arrive, there is an unmistakable sense that something rather special awaits inside.













Step Inside…

Entrance

Stepping through the frosted front door, you are immediately welcomed into a beautifully designed entrance where the impressive proportions and abundance of natural light create an instant sense of wow factor. Your eye is naturally drawn towards the tall window to the rear, which floods the space with light while framing a wonderful outlook across the gardens. Tiled flooring with underfloor heating continues throughout, while a double sliding-door cloak cupboard provides a practical place to store coats and shoes neatly out of sight. From here, there is direct access into the impressive open-plan living spaces, as well as the inner hallway, which provides access to the downstairs shower room, utility room and unique wellness room.

Open-Plan Living, Kitchen & Dining

The principal living accommodation is quite simply spectacular, beginning with a beautifully appointed lounge where a full wall of curved windows floods the room with natural light and provides an attractive outlook across the front courtyard. Tiled flooring with underfloor heating flows seamlessly throughout the open-plan space, complemented by a mixture of feature and spotlight lighting. A superb media wall forms the focal point of the lounge, incorporating an inset television, sound system and electric fireplace, while a sliding door provides the flexibility to separate the lounge from the kitchen when desired or open the space fully for entertaining. The dining area is equally impressive, featuring a dramatic double-height ceiling overlooked by the gallery landing above, while an array of feature windows creates a wonderful feeling of space and light. From here, doors lead directly out to the garden, making this a fantastic area for entertaining and enjoying the connection between the home and its surroundings. Nestled within the corner of the room, a staircase rises to the first floor, while an under-stairs storage cupboard and a further cupboard housing the home's various controls provide excellent practicality.

Kitchen & Breakfast Area

The kitchen and breakfast area is a wonderfully bright and inviting space, designed with both everyday living and entertaining in mind. Bi-folding doors open directly onto the front patio, creating a connection between the kitchen and outdoors, while a further side window enhances the natural light. The contemporary kitchen incorporates a comprehensive arrangement of wall, tall and base units with Volcanic stone worktops, together with an impressive specification of appliances including two Bosch oven/grills, Bosch microwave oven, Bosch warming drawer, four-ring induction hob, two-ring gas hob, Elica elevated extractor fan, Siemens coffee machine, Siemens wine cooler and an LG American-style fridge freezer. A substantial central island provides additional storage and incorporates a double stainless-steel sink with swan-neck tap, Siemens dishwasher and integrated power points, together with a breakfast bar for two stools. There is also excellent space for a breakfast table, creating a sociable and highly functional heart of the home.

Wellness Room

What a wonderfully tranquil space. This unique circular wellness room provides a calm and versatile retreat within the home, with beautifully finished Venetian-plastered walls, three windows, tiled flooring with underfloor heating and carefully considered up-lighting. Whether used as a yoga studio, treatment room, meditation space, home office or simply a quiet place to unwind, this is a truly distinctive room that can be adapted to suit the needs of its next owners.

Shower Room

The beautifully appointed downstairs shower room is fitted with a WC, floating feature wash basin, walk-in shower, wall-mounted mirror, two shaving points, an extractor fan, frosted front window, fully tiled walls and tiled flooring with underfloor heating.

Utility Room

The utility room offers plenty of additional storage with a good range of tall and base units, along with a single stainless-steel sink with swan-neck tap. Tiled flooring with underfloor heating continues throughout, while a side window provides natural light and a frosted door gives access to the side of the property. The room also includes a washing machine and dryer beneath the worktop, making this a practical and well-designed space.




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Music Room

Ascending the tiled staircase with feature lighting, you arrive at the first floor where the impressive music room provides another wonderfully versatile living space. Substantial in proportions, the room features triple sliding doors opening directly onto the garden, further enhancing the connection between the house and its surroundings. Tiled flooring with underfloor heating continues throughout, while feature lighting and an integrated sound system add to the atmosphere. A superb electric fireplace provides a striking focal point, while double doors lead through to the cinema room.

Cinema Room

For those evenings when you simply want to switch off and become immersed in a film, this brilliant blacked-out, soundproofed cinema room is the perfect setting. Featuring a substantial 120-inch screen and 4K projector, this is an impressive space for movie nights with family and friends or simply getting lost in a favourite film. Tiled flooring with underfloor heating and carefully positioned spotlighting complete this fantastic entertainment room.

Gallery Landing

Continuing upstairs, the tiled staircase with feature lighting leads to one of the most impressive architectural features of the house, the gallery landing. Overlooking both the dining and entrance areas, this wonderful space showcases the scale and design of the home, with an array of windows allowing natural light to flood through. A striking two-storey-high window frames the gardens beyond and, from this elevated position, reveals just how private the grounds are, surrounded by mature greenery. The gallery landing provides access to all four bedrooms, two of which benefit from private en-suites, together with the family bathroom and a generous storage cupboard fitted with shelving.

Principal Suite

The principal suite is a beautifully proportioned and exceptionally appointed. The generous bedroom enjoys a huge window overlooking greenery to the front, filling the room with natural light, while tiled flooring with underfloor heating, central and feature lighting create a wonderfully comfortable environment. The room also has two walk-in wardrobes with fitted hanging rails and shelving, along with a separate dressing area. The private en-suite is quite spectacular, centred around a beautiful curved external wall and Velux window which introduces further natural light. The luxurious space features a WC, twin wash basins with storage beneath, a feature bath with floor-mounted tap, heated towel rail, walk-in shower, partial tiled walls, tiled flooring with underfloor heating, mirror with lighting, two shaving points, extractor fan, spotlighting and four frosted windows.

















Bedroom Two with En-Suite
Bedroom two is another wonderfully generous bedroom, with a large front-facing window overlooking greenery and allowing an abundance of natural light into the room. Tiled flooring with underfloor heating, central lighting and double sliding-door built-in wardrobes with fitted hanging rails and shelving provide both comfort and practicality. The private en-suite is beautifully appointed with a WC, wash basin, walk-in shower, mirror with lighting, two shaving points, extractor fan, spotlighting, tiled walls, tiled flooring with underfloor heating and a frosted window.

Bedroom Three
Bedroom three is a generous double bedroom enjoying an abundance of natural light through its large window overlooking the surrounding greenery. The room benefits from tiled flooring with underfloor heating, two central light fittings and a built-in walk-in wardrobe with fitted hanging rails and shelving.

Bedroom Four
Bedroom four is another bright and well-proportioned room, with a large window overlooking greenery and providing plenty of natural light. Tiled flooring with underfloor heating, two central light fittings and a built-in double sliding-door wardrobe with fitted hanging rails and shelving.

Family Bathroom
The family bathroom is beautifully modern and finished to the same exceptional standard found throughout the home. It features a Jacuzzi WC, Jacuzzi wash basin, fitted bath, separate walk-in shower, extractor fan, spotlighting, two shaving points, a Velux window, tiled walls, and tiled flooring with underfloor heating.

Step Outside…

What beautifully maintained grounds. Designed with entertainment, relaxation and a sense of sanctuary in mind, the garden is a wonderful extension of the home and offers an array of spaces in which to enjoy the outdoors. The newly reinforced, tiered garden combines areas of patio, AstroTurf and composite decking with mature shrubs, plants and trees, creating a beautifully established setting with an exceptional degree of privacy. Within the garden, south-facing solar panels further enhance the home's energy efficiency. From the upper section of the garden, there are wonderful views towards the sea, Mumbles Pier and the lighthouse, while mature greenery surrounding the boundaries provides a peaceful and secluded atmosphere. There are many impressive seating areas, a hot tub, generous flower beds and a series of pathways winding through the garden, creating different areas for outdoor dining, entertaining and relaxation. The thoughtful design creates a wonderful connection between the house and garden, with multiple points of access bringing the outside naturally into everyday life. A pathway leads around to the front of the property, where a further patio and BBQ area with seating is surrounded by mature planting, while the substantial brick-paved driveway provides generous parking for multiple vehicles.

Garage
20 Brynau Drive also benefits from a single garage with an electric up-and-over door, lighting, power and an additional pedestrian door to the rear. An EV charging point is also installed, although it is currently not connected. With its generous proportions and excellent access, this versatile space could lend itself perfectly to a workshop, home gym, hobby space or simply provide secure storage and parking.













The Local Area

Mayals is a highly desirable residential area on the western side of Swansea, ideally positioned between the city and the coast. Just moments from Mumbles, residents can enjoy its charming village atmosphere, independent boutiques, cafés, restaurants, bars and seafront, with Mumbles Pier and the wider Gower coastline close by. Clyne Gardens and the surrounding Clyne Valley provide beautiful green spaces for walking and enjoying the outdoors, while Swansea city centre is easily accessible for a wider range of shopping, leisure and cultural amenities.

The area is well served by local amenities, with shops, cafés, pubs, restaurants and schools available in Mayals, West Cross, Mumbles and Bishopston, alongside convenient transport links into Swansea and across the Gower. The M4 provides easy access to Cardiff and destinations further afield, while Swansea's rail and bus networks offer connections throughout South Wales and beyond. The stunning Gower Peninsula is also on the doorstep, with its renowned beaches, coastal walks and villages including Langland, Caswell, Oxwich and Rhossili, making Mayals an ideal location for those seeking a wonderful balance of coastal, countryside and city living.



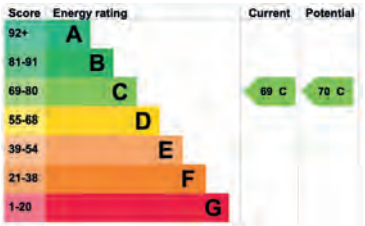


Additional Property Information

Freehold
Chain Free
Tax Band - H
Electric/Gas
Air Source Heat Pump
Solar Panels
Concrete Construction
Ultrafast Broadband Available
For mobile coverage please visit https://checker.ofcom.org.uk/
ALL MATERIAL INFORMATION MUST BE CHECKED BY A SOLICITOR

Brynau Drive, Mayals

Approximate Gross Internal Area = 328.6 sq m / 3537 sq ft
(Excluding Voids)
Garage = 26.2 sq m / 282 sq ft
Total = 354.8 sq m / 3819 sq ft



Asking Price £1,450,000



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The Property Ombudsman

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