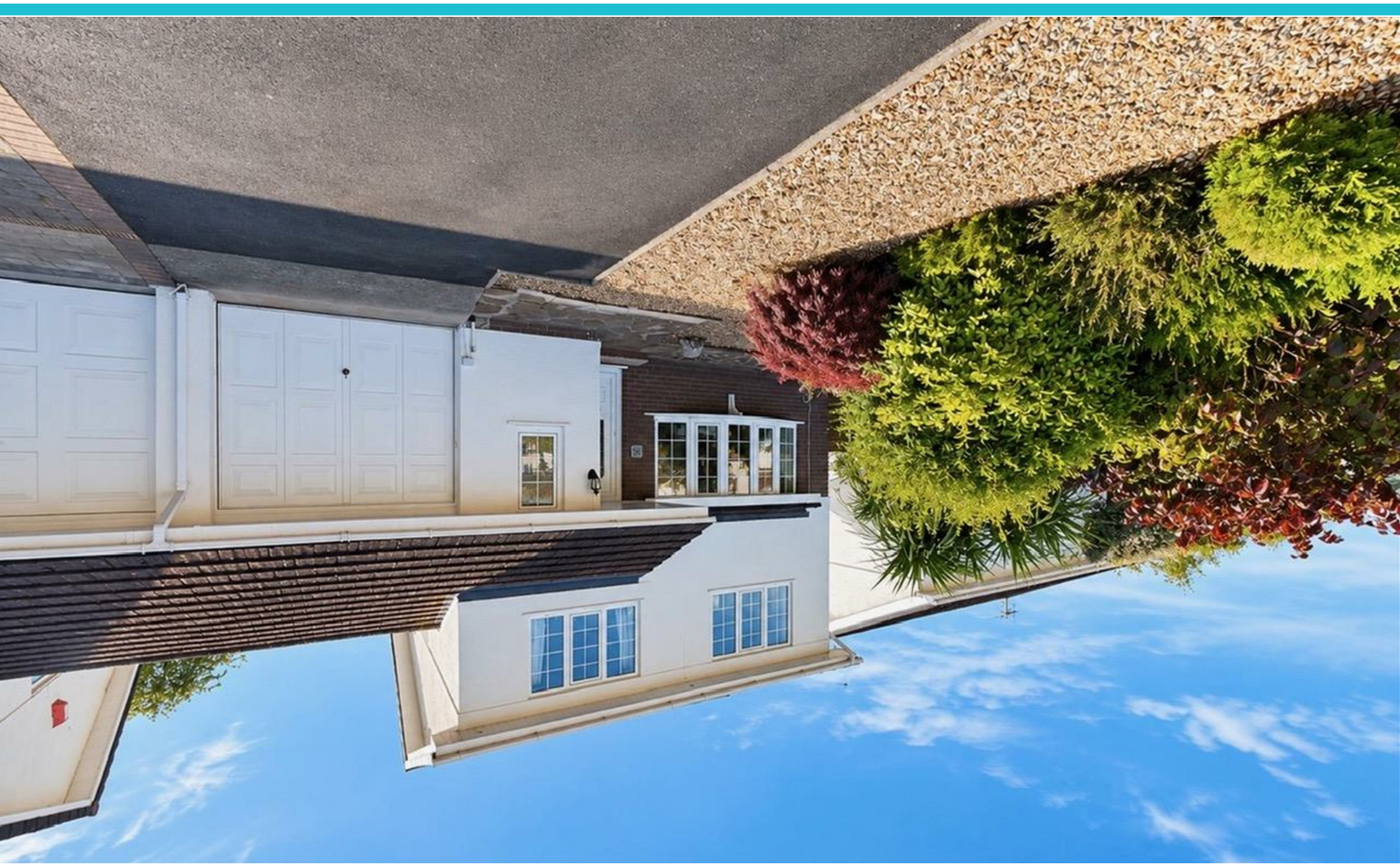
69 St. Andrews Close

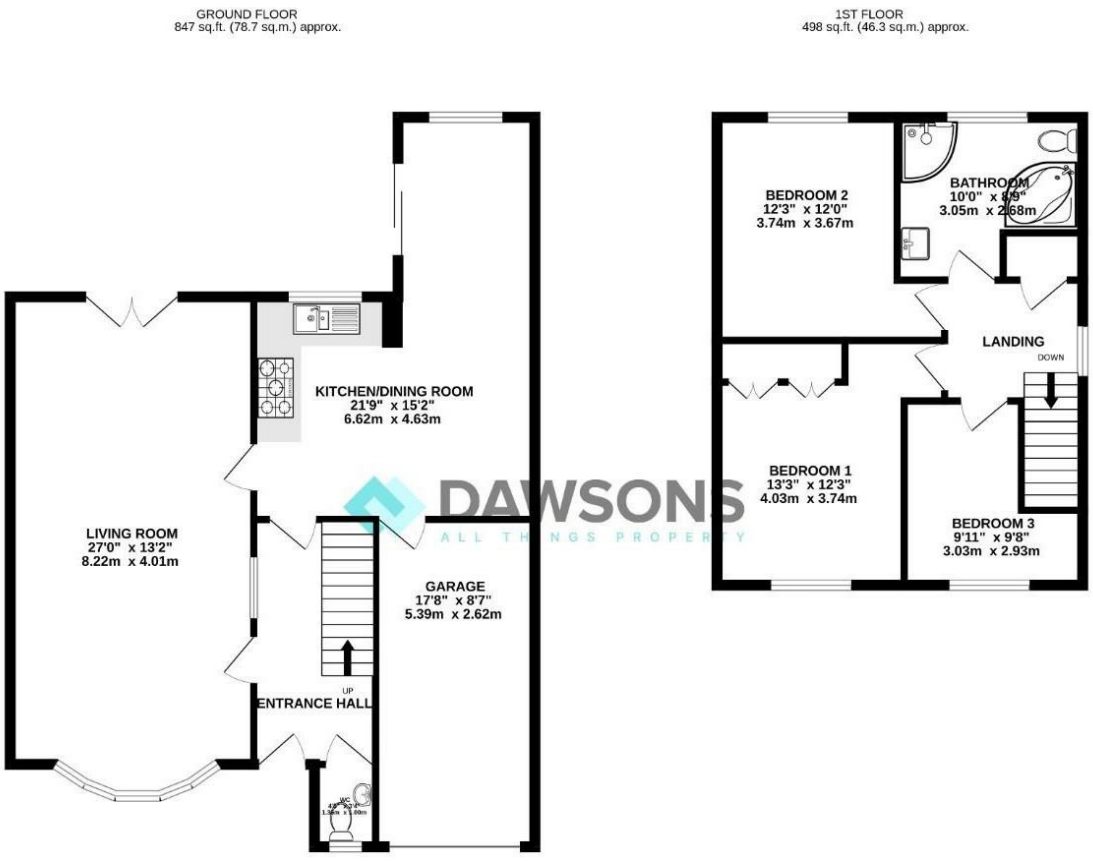
Mayals, Swansea, SA3 5DZ

Asking Price £400,000

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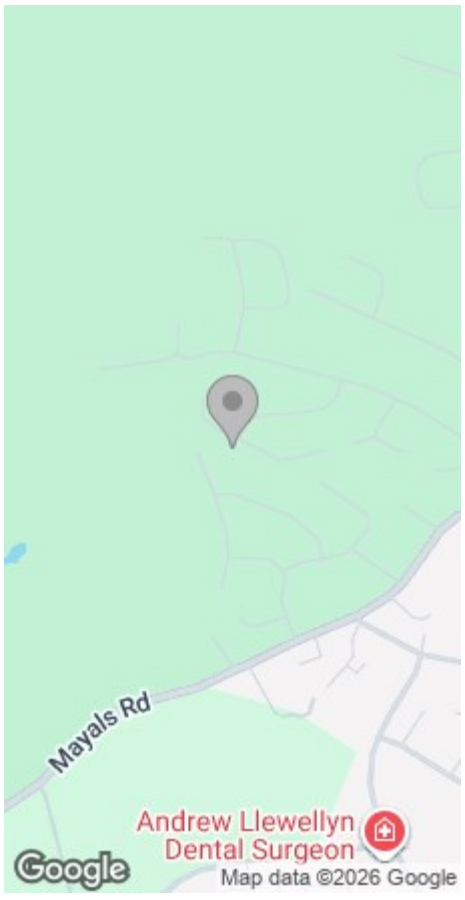
FLOOR PLAN



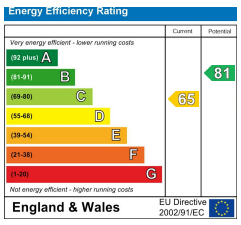
TOTAL FLOOR AREA : 1346 sq.ft. (125.0 sq.m.) approx.

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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AREA MAP



EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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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

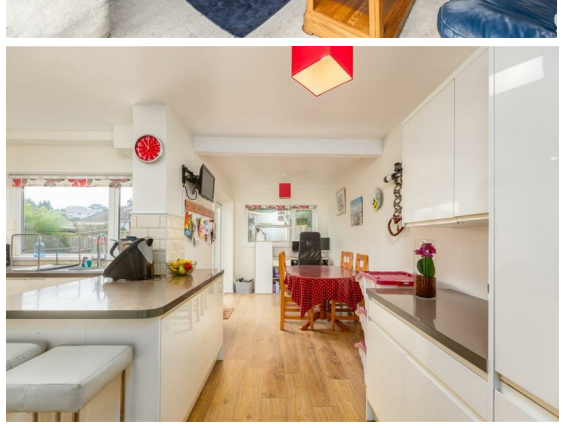
Landing

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.