



The Firs, Mayals Green, Mayals, Swansea, SA3 5JR  
Asking Price £420,000



Situated in a desirable cul-de-sac location on Mayals Green and within Bishopston comprehensive school catchment. Moments from the charming Clyne Gardens with meandering pathways that lead to Blackpill and the Mumbles Promenade. This detached family home offers generous accommodation and is immaculately presented, offering an attractive fitted kitchen with quality appliances and utility room which is plumbed for laundry appliances. There are three reception rooms with both the lounge and dining room benefiting from patio doors leading onto the rear garden and patio. The third reception is a versatile room and is currently utilised as a study. With cloakroom to the ground floor. To the first floor there are four bedrooms, ample fitted wardrobes, two en-suite shower rooms and family bathroom. The generous driveway offers ample parking leading to the garage which benefits from power and lighting. There is a lawned area to the front, with enclosed rear garden and patio which enjoys an good degree of privacy.

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### Entrance

Entrance via double glazed front door into hallway

### Hallway

Staircase to first floor, double radiator and laminate flooring

### Kitchen 18'0 x 10'0 (Into Utility) (5.49m x 3.05m (Into Utility))

Benefiting from attractive cream wall and base units with work surfaces over incorporating stainless steel sink unit and mixer taps. Integrated Neff appliances including fridge, freezer and dishwasher. There is a built in microwave, stainless steel oven with gas hob and extractor fan over. Double glazed window to the front, tiled splash backs, double radiator, laminate flooring and spotlights to the ceiling. Open to:

### Utility Area

Fitted with base units incorporating additional sink with work surfaces over, wall unit housing combi boiler and plumbed for washing machine. Double radiator and double glazed door to the side.

### Cloakroom

Two piece suite comprising wash hand basin set over vanity unit and low level W.C. Extractor fan, double radiator and tiled flooring.

### Study/Reception Three 8'10 x 7'11 (2.69m x 2.41m)

Currently utilised as a study this versatile third reception room briefly comprises double glazed window to the front, double radiator and coved ceiling.

### Lounge 20'4 x 11'12 (6.20m x 3.66m)

This spacious lounge has the pleasure of double glazed patio doors leading onto the rear connecting the garden and home beautifully. An electric fire with decorative surround offers an attractive focal point. Two double radiators, coved ceiling and double doors into the dining room.

### Dining Room 13'5 x 10'2 (4.09m x 3.10m)

Double glazed patio doors leading onto the rear garden, double radiator and coved ceiling.

### Landing

Benefiting from a large storage cupboard, double radiator and loft access.

### Bedroom One 12'11 x 12'5 (3.94m x 3.78m)

Fitted wardrobes, double glazed window to rear and double radiator.

### En-Suite

Three piece suite comprising low level W.C, wash hand basin set over vanity unit and shower cubicle. Heated towel radiator. Tiled walls, spotlights to ceiling and double glazed window to side.

### Bedroom Two 10'9 x 9'5 (3.28m x 2.87m)

Fitted wardrobes, double glazed window to rear and double radiator.

### Bedroom Three 10'6 x 10'2 (3.20m x 3.10m)

Double glazed window to front and double radiator.

### En-Suite

Three piece suite comprising low level W.C, wash hand basin set over vanity unit and shower cubicle. Heated towel radiator. Spotlights to ceiling and double glazed window to side.

### Bedroom Four 10'2 x 8'2 (3.10m x 2.49m)

Double glazed window to front and double radiator.

### Bathroom

Three piece suite comprising low level W.C, wash hand basin and panel bath with chrome shower attachment and screen. Heated towel radiator. Extractor fan. Part tiled walls, extractor fan and double glazed window to side.

### Externally

#### Front

Large driveway to the front and side offering ample parking and leading to a detached single garage with power, lighting and up and over door. Low maintenance lawn to the front.

#### Rear

Enclosed garden with a good degree of privacy with level lawned garden with mature trees and patio area.

### DIRECTIONS

From our Mumbles Office: Continue down Newton Road and at the mini roundabout turn left onto Mumbles Road. Continue along and take the second exit at the West Cross roundabout, continue along Mumbles Road and at the traffic lights turn left onto Mayals Road. Take the third left onto Mayals Green, then take first left and second right and the property can be found straight ahead.

TENURE: Freehold

COUNCIL TAX: G

EPC RATING: D

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 367301

