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31 Mayals Road, Mayals, Swansea, SA3 5BT

Offers In The Region Of £975,000

An opportunity to acquire a truly unique, spacious and characterful, detached five bedroom property. Beautifully presented and tastefully decorated. Situated in the desirable area of Mayals and just a short stroll to the charming Clyne Gardens. Grade II listed, this imposing and handsome family home dates back to 1795 period and was originally part of the Clyne Estate. It has many original features including: solid internal doors, fireplaces, wooden window shutters and servant buttons. The accommodation briefly comprises: entrance hallway, cloakroom, study, living room, sitting room, dining room, snug and kitchen. To the first floor is a family bathroom and five generous sized bedrooms - master benefiting from dressing area and en-suite facilities. Externally wrought iron gates lead to the driveway including double garage, raised lawn area surrounded with mature shrubbery. To the rear are charming lawned gardens and areas to sit, explore and enjoy, wrapped with mature colourful fragrant plants and shrubbery giving the feeling of privacy. Viewing is recommended to appreciate the standard of living and individual residence on offer.

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Entrance
Enter via wooden door into:

Porch
Two frosted glazed windows to front. Arch into:

Hallway 52'0 x 4'0 (15.85m x 1.22m)
Real wood flooring. Under stairs storage. Radiator. Windows with shutters. Doors to:

Cloakroom
Frosted window to side. Comprising low level W.C and pedestal wash hand basin.

Study
Window to front. Radiator.

Lounge 22'2 x 13'9 (6.76m x 4.19m)
Full length windows to rear provide plenty of natural light and coupled with the high ceilings give this spacious room a bright and airy feel. A gas wood burning style fire is a charming feature. Wooden flooring. Original coving.

Snug 16'6 x 11'5 (5.03m x 3.48m)
Window to rear. Charming wood burning stove. Radiator. Door to storage area which has a window to front.

Kitchen 18'1 x 15'1 (5.51m x 4.60m)
Two windows to front and one to rear. Fitted with a range of wall, base and drawer units with complementary granite work surfaces over incorporating Belfast sink with mixer tap. Space for range cooker and fridge/freezer. Gas fire flue. Radiator. Tiled flooring.

Further Hallway
Original door to rear. Stairs to first floor. Radiator. Doors to:

Sitting Room 14'10 x 14'7 (4.52m x 4.45m)
Window with wooden shutters to rear. Feature fireplace housing wood burning stove. Radiator. Wooden flooring.

Dining Room 15'11 x 12'0 (4.85m x 3.66m)
Window with wooden shutters to rear. Original ornate fireplace. Space to accommodate large dining table. Radiator. Wooden flooring.

First Floor

Landing
Original staircase. Steps up to hallway with window to front. Storage cupboard. Radiator. Doors to:

Bathroom 14'2 x 8'3 (4.32m x 2.51m)
Frosted glazed window to side. Four piece suite comprising W.C, pedestal wash hand basin, free standing bath and separate shower cubicle. Radiator with towel rail. Fully tiled walls and flooring.

Bedroom One 17'1 x 12'1 (5.21m x 3.68m)
Windows to side and rear. Radiator. Arch through to:

Dressing Area 9'2 x 7'6 (2.79m x 2.29m)
Frosted glazed window to side. Radiator. Door to:

En-suite 8'2 x 7'4 (2.49m x 2.24m)
Frosted glazed window to side. Three piece suite comprising low level W.C, pedestal wash hand basin and bath. Fully tiled walls and flooring.

Bedroom Two 18'1 x 14'11 (5.51m x 4.55m)
Windows to front and rear. Radiator. Wooden flooring.

Bedroom Five 10'7 x 9'10 (3.23m x 3.00m)
Window to rear. Original fireplace. Radiator. Wooden flooring.

Further Hallway
Window to front and small window to side. Radiator. Access to attic via hatch. Wooden flooring. Door to:

Bedroom Three 12'5 x 10'11 (3.78m x 3.33m)
Window to rear. Original fireplace. Radiator.

Step Down

Bedroom Four 13'10 x 11'8 (4.22m x 3.56m)
Window to front along with small window to side and skylight to rear. Radiator.

External

Front
Wrought iron gates into large driveway leading to double garage providing ample off road parking.

Rear
Wrapping around from the side to the rear are charming lawned gardens. The garden contains a variety of mature colourful fragrant plants and shrubbery. A patio terrace to the side of the property is the perfect setting for a spot of al-fresco dining or equally to enjoy some out door entertaining.

TENURE: Freehold

COUNCIL TAX: H

EPC RATING: E

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

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.