



**6 Willowbrook Gardens, Mayals, Swansea, SA3 5EB**  
**Offers In The Region Of £774,950**



A rare opportunity to acquire a tastefully presented and spacious, four bedroom family home offering versatile living. Located in a quiet cul de sac within the desirable area of Mayals and just a short stroll to the charming Clyne Gardens. The property also benefits from lying within the highly regarded Bishopston comprehensive schools catchment. The accommodation itself briefly comprises: entrance hallway, cloakroom, kitchen, dining room, play room open to conservatory and lounge. To the first floor is a modern fitted bathroom and four bedrooms - master benefitting from contemporary en-suite facilities. Externally a driveway to the front provides ample parking. To the rear are generous sized laid to lawn gardens, surrounded with colourful, fragrant mature plants and shrubbery, with further areas in which to sit, explore and enjoy all provided with complete privacy. Viewing is highly recommended to appreciate this delightful setting and standard of living on offer.

## Offers In The Region Of £774,950



### Entrance

Enter via front door into:

### Hallway

Double glazed frosted window to side. Stairs to first floor with under stairs storage cupboard. Doors to:

### Cloakroom

Door to further hallway. Comprising low level W.C and pedestal wash hand basin. Fully tiled walls and flooring.

### Kitchen 20'8 x 10'4 (6.30m x 3.15m)

Double glazed window to rear. Fitted with a range of wall, base and drawer units with complementary work surfaces over incorporating ceramic sink and drainer unit with mixer tap. Tiled splash back. Integrated fridge/freezer. Spaces for dishwasher and range cooker with extractor over. Wood effect flooring. Plain

plastered ceiling. French doors open to:

### Dining Room 14'2 x 13'4 (4.32m x 4.06m)

Double glazed windows to front and side along with patio doors to rear connecting the garden and home beautifully. Feature fireplace set within a decorative surround. Space for large dining table. Plain plastered and coved ceiling. Door leading to further hallway.

### Lounge 22'5 x 14'1 (6.83m x 4.29m)

Double glazed window to front and rear providing plenty of natural light, giving this spacious room a bright and airy feel. A feature fireplace housing a gas fire set within a decorative surround offers an attractive focal point. Two radiators. Plain plastered and coved ceiling.

### Sitting Room 23'9 x 11'0 (7.24m x 3.35m)

Radiator. Plain plastered and coved ceiling, open to:

### Conservatory

Double glazed windows to all sides flooding the space with light. Door to side leading to garden.

### First Floor

### Landing

Radiator. Access to attic which is half boarded with pull down ladder. Doors to:

### Bathroom

Double glazed frosted window to side. Three piece suite comprising low level W.C, wash hand basin set over vanity unit and panel bath with shower over. Storage cupboards. Tiled walls and flooring. Spotlights.

### Bedroom One 19'1 x 12'11 (5.82m x 3.94m)

Double glazed window to front and rear. Vaulted ceilings. Fitted storage cupboards. Two radiators. Door to:

### En-suite

Double glazed window to rear. Three piece suite comprising low level W.C, pedestal wash hand basin and panel bath. Chrome towel heater. Tiled flooring.

### Bedroom Two 13'11 x 11'5 (4.24m x 3.48m)

Double glazed window to rear. Fitted wardrobes and desk. Radiator.

### Bedroom Three 11'9 x 11'7 (3.58m x 3.53m)

Double glazed window to front. Fitted wardrobes and storage units incorporating single bed. Radiator.

### Bedroom Four 10'6 x 7'11 (3.20m x 2.41m)

Double glazed window to rear. Radiator. Wooden flooring. Currently utilised as a dressing room.

### External

### Front

Large driveway leading to integral garage offering ample off road parking.

### Rear

Generous sized laid to lawn gardens, surrounded with colourful, fragrant mature plants and shrubbery, with further areas in which to sit, explore and enjoy all provided with complete privacy.

### DIRECTIONS

Sat Nav - 6 Willowbrook Gardens, SA3 5EB.

TENURE: Freehold

COUNCIL TAX: H

EPC RATING: D

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

