



199A Mayals Road, Mayals, Swansea, SA3 5HQ  
**Offers Over £625,000**



An opportunity to acquire a four bedroom detached home. The property itself is spacious, set over three floors and offers versatile living. Situated in the leafy suburb of Mayals, falling within the highly regarded Bishopston comprehensive school catchment. Close to the award winning gardens at Clyne and on the gateway to Gower. The accommodation briefly comprises, entrance hallway, cloakroom, kitchen breakfast room, utility, dining room, raised living room. To the first floor two bedrooms master benefits from en suite. To the second floor, bedroom and family bathroom. To the third floor, bedroom which leads onto balcony and also benefits from en suite facilities. Externally gated driveway to the front provides ample parking leading to enclosed private laid to lawn gardens. Viewing is highly recommended to appreciate the potential on offer.

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**Entrance**  
Enter via half frosted glass wooden door in to:

**Hallway**  
Tiled flooring. One radiator. Storage cupboard. Doors to:

**Cloakroom**  
Tiled flooring. Wash hand basin, Low level W.C. Frosted glass window to side.

**Kitchen 23'01 x 12'05 (7.04m x 3.78m)**  
Fitted with a range of wall base and drawer units with work surfaces over incorporating one and half bowl sink, integrated hob and

extractor hood over, cooker, dishwasher. Tiled flooring. Two windows to side and rear.

**Utility 9'08 x 5'03 (2.95m x 1.60m)**  
Spaces for washing machine and fridge freezer. Tiled flooring. Window and door to rear.

**Split level living space 19'06 x 19'02 (5.94m x 5.84m)**  
Feature stone fireplace provides focal point. Radiator. Sliding doors to front. Window to side.

**Dining room 20'03 x 10'01 (6.17m x 3.07m)**  
Space to accommodate large dining table. Radiator. Doors to side and front. Window to side.

**First floor**  
**Bedroom One 18'03 x 15'03 (5.56m x 4.65m)**  
Built in wardrobes. Radiator. Sliding doors to balcony. Window to side.

**Bedroom Two 12'07 x 12'04 (3.84m x 3.76m)**  
Built in wardrobes. Radiator. Window to rear.

**Ensuite**  
Plumbed for en suite.

**Second Floor**  
**Bedroom Three 16'09 x 13'01 (5.11m x 3.99m)**  
Radiator. Window to front.

**Family Bathroom**  
Three piece suite comprising panelled bath, pedestal wash hand basin, Low level WC. Radiator. Frosted glass window to side.

**Third Floor**  
**Bedroom Four 14'10 x 11'05 (4.52m x 3.48m)**  
Built in wardrobes. Sliding door to balcony. Radiator. Window to rear.

**En suite**  
Three piece suite comprising panelled bath, pedestal wash hand basin, Low level WC. Window to front.

**External**  
**Front**  
Gated driveway provides ample parking. Garage. Wrap around gardens.  
**Rear**  
Fully enclosed laid to lawn gardens wrap around property also benefiting from patio seating areas.

**TENURE:** Freehold

**COUNCIL TAX:** H

**EPC RATING:** D

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

