



170 Mayals Road, Mumbles, Swansea, SA3 5HF
£365,000

This traditional three bedroom semi detached property is situated on the gateway to Gower and is ideally positioned to take advantage of all local amenities including being just a short walk from the Mumbles promenade, Blackpill, the popular Clyne Gardens, Clyne Valley Woodlands and Clyne Golf Club as well as being within Mayals Primary and Bishopston school catchment areas. The property itself comprises hallway, lounge, additional reception room and kitchen to the ground floor. To the first floor there are three bedrooms and a family bathroom. To the second floor there is an attic room. Other benefits include driveway parking for approximately two vehicles plus a spacious rear garden with a detached single garage. Early viewing is recommended.

£365,000



Entrance

Enter via wooden door into:

Hallway

Spacious hallway with original stained glass window panels to either side of front door. Radiator. Stairs to first floor. Doors to:

Lounge 13'8 x 13'4 (4.17m x 4.06m)

Double glazed box bay window to front. Feature fireplace set in attractive metal surround with decorative tiled and stone hearth. Radiator. Pendant ceiling light. Original wooden floorboards.

Reception Room Two/ Dining 15'6 x 11'3 (4.72m x 3.43m)

Double glazed box bay window to rear incorporating patio doors. Open stone feature fireplace. Radiator. Attractive parquet flooring. Open to:

Kitchen 12'9 x 8'5 (3.89m x 2.57m)

Double glazed window to rear and side. Double glazed door to side. Fitted with a range of stylish wall and base units with complementary work surface over incorporating white ceramic sink and drainer unit with chrome mixer tap. Integrated electric oven with four ring gas hob over. Spaces for washing machine and fridge/freezer. Radiator. Additional benefits include beamed

ceiling, part tiled walls and tiled flooring. Down lighters. Door to storage cupboard/ pantry.

First Floor

Landing

A Large stained glass window creates a beautiful feature. Stairs to second floor. Doors to:

Bathroom

Double glazed obscure glass window to rear. Fitted with a four piece suite comprising: low level W.C., wash hand basin set in vanity unit, stone clad low sunken bath and separate step in shower cubicle with glass enclosure. Chrome ladder radiator. Tiled walls, tiled flooring.

Bedroom One 15'6 x 11'4 (4.72m x 3.45m)

Double glazed box bay window to front. Original fireplace. Radiator.

Bedroom Two 11'6 x 11'2 (3.51m x 3.40m)

Double glazed window to rear. Original fireplace. Radiator.

Bedroom Three 9'1 x 8'1 (2.77m x 2.46m)

Double glazed window to front. Radiator.

Bedroom Four (Attic Room)

Double glazed Velux windows to front, rear and side boasting lovely views. Eaves storage.

External

Front

Driveway parking with remainder of garden laid to lawn.

Rear

Large lawned garden with single detached garage.

TENURE: Freehold

COUNCIL TAX: F

EPC RATING: E

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS
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