



5 Curlew Close, Mayals, SA3 5HG
Best Offers Over £250,000

An opportunity to purchase a delightful 3 bedroom end of terrace property with fantastic views from the rear. Situated on the gateway to Gower this property 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.

The accommodation briefly comprises living/dining room, kitchen, three bedrooms and bathroom. There are gardens to the front and rear with views over the common and a garage which is set aside from the house. Viewing highly recommended.

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Entrance

Double glazed door into:

Hallway

Door into storage cupboard housing boiler. Doors leading into:

Living/ Dining Room 25'07 x 11'07 (7.80m x 3.53m)

UPVC double glazed window to front. Feature electric fire with marble hearth and surround. UPVC double

glazed patio doors leading onto rear garden. Door to:

Kitchen 7'10 x 10'03 (2.39m x 3.12m)

UPVC double glazed window to rear. Fitted with a range of wall, base units with work surface over. Stainless steel bowl with mixer tap. Built in cooker with a built in electric hob and extractor fan over. Walls tiled to splash back. Integrated fridge/ freezer. Integrated dishwasher. Part tiled walls. Tiled flooring. UPVC double glazed door to rear.

Bedroom One 10'00 x 11'06 (3.05m x 3.51m)

UPVC double glazed window to front. Built in wardrobe and cupboard. Door into airing cupboard.

Bedroom Two 10'04 x 11'09 (3.15m x 3.58m)

UPVC double glazed window to rear with views over the garden and common. Built in wardrobes.

Bedroom Three 8'10 x 7'06 (2.69m x 2.29m)

Double glazed window to front. Built in storage cupboard.

Bathroom 5'07 x 8'00 (1.70m x 2.44m)

Two double glazed windows to rear. Fitted with a three piece suite comprising: Free standing shower cubicle. Wash hand basin and WC. Wall mounted chrome effect heated towel rail. Tiled flooring. Half tiled walls.

External

Front

Gated pedestrian footpath leading to entrance door. Lawned area bordered with a range of mature shrubs and hedges. Side access to the rear.

Rear

Majority laid to lawn bordered with a range of mature shrubs and trees with rural views over the common. Separate garage

TENURE: Freehold

COUNCIL TAX: D

EPC D

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

