



127 Mayals Road, Mayals, SA3 5DH  
Asking Price £545,000



A beautifully presented, four bedroom, detached home which enjoys a generous sized plot. Situated in the leafy suburb of Mayals, falling within the highly regarded Bishopston comprehensive school catchment. A stones throw from the award winning gardens at Clyne and on the doorstep of the Gower. The accommodation briefly comprises, entrance hallway, cloakroom, L shaped lounge diner, modern fitted kitchen. To the first floor, four bedrooms with one en suite, contemporary style bathroom. Externally laid to lawn gardens surrounded with mature plants and shrubbery, pockets of various seating areas. To the rear further laid to lawn gardens ideal for a spot of al fresco dining which connect to the living space effortlessly. Further benefits include rear driveway, carport, garage. Viewing is highly recommended to appreciate this lovely home and standard of living on offer.

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**Entrance**

Wooden door with privacy glass panel into:

**Hallway**

Fitted storage cupboards and shelving unit. Stairs to first floor. Doors to all rooms:

**Cloakroom**

Window to front. Fitted with a two piece suite comprising: Low level WC and vanity wash hand basin. Chrome towel radiator. Tiled flooring.

**L-Shaped Lounge/Diner 28'06 x 22'06 (8.69m x 6.86m)**

Wood effect laminate flooring. Three radiators. Three windows to Front. Window to side. Sliding rear doors leading out onto decked area and garden.

**Kitchen 15'00 x 8'09 (4.57m x 2.67m)**

Fitted with a range of wall and base units with work surface over. Stainless steel sink and drainer with mixer tap. Built in four ring electric hob with extractor hood over. Built in oven and grill. Walls tiled to splash back. Spaces for washing machine, dishwasher and fridge/ freezer. Tiled flooring. Radiator. Three windows to rear. Door to storage cupboard. Door leading out onto rear garden.

**Stairs to First Floor**

**Landing**

Loft access hatch (partly boarded). Radiator. Airing cupboard housing Combination boiler and shelving.

**Bedroom One 16'04 x 10'10 (4.98m x 3.30m)**

Window to front. Built in storage. Radiator.

**Bedroom Two 13'02 x 10'01 (4.01m x 3.07m)**

Window to front. Built in storage. Radiator.

**Bedroom Three 11'06 x 10'10 (3.51m x 3.30m)**

Two windows to front. Radiator. Door to:

**En-Suite**

Fitted with a three piece suite comprising: Low level WC. Wall mounted wash hand basin. Shower cubicle. Chrome towel radiator. Fully tiled walls. Tiled flooring.

**Bedroom Four 11'11 x 8'00 (3.63m x 2.44m)**

Window to rear. Radiator.

**Bathroom**

Frosted glass window to side. Fitted with a three piece suite comprising: low-level WC. Bath with shower over. Wash hand basin. Chrome towel radiator. Fully tiled walls. Tiled flooring.

**External**

**Front**

Delightful laid to lawn gardens surrounded with mature plants and shrubbery. Pockets of seating areas.

**Rear**

laid to lawn gardens and seating areas connect to the living space effortlessly. Driveway. Carport. Garage.

**TENURE:** Freehold

**COUNCIL TAX:** G

**EPC RATING:** D

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

