

22 St. Andrews Close, Mayals, SA3 5DX



A substantial family home offering 2057sqft of living accommodation arranged over two floors with four bedrooms, three receptions and a modern kitchen breakfast room.

The property has been well maintained over time but does offer huge potential for the incoming purchaser to put their own stamp on it. The living accommodation is fantastic with large bright rooms that flow beautifully through the property and surround a fabulous reception hall at the centre of the house.

The property has a driveway for off street parking which leads to a single garage and has lovely front and rear gardens.

St Andrews close is a popular and quiet residential street in Mayals, only a short walk from Clyne Gardens and within the catchment area for Bishopston Comprehensive School.



£550,000
LEASEHOLD
(Freehold available to purchase)









Accessed via a driveway which leads up the side of the house to a single detached garage. The driveway provides plenty of off street parking.

There is a lawned frontage with a path leading up to the front door which gives access to a porch and downstairs WC.

The porch leads into a grand reception hall with staircase leading to a galleried landing on the first floor. To the right there is a spacious sitting room with bay window to the front. To the left of the reception hall is the main living room which runs front to rear in the property with a bay window to the front and French windows leading out to the rear garden. The living room is also open to the dining room. There are also double doors leading into the dining room from the reception hall.

The kitchen is a spacious square room with breakfast bar and a large window overlooking the rear garden. There is also an external door from the kitchen to the side of the house.

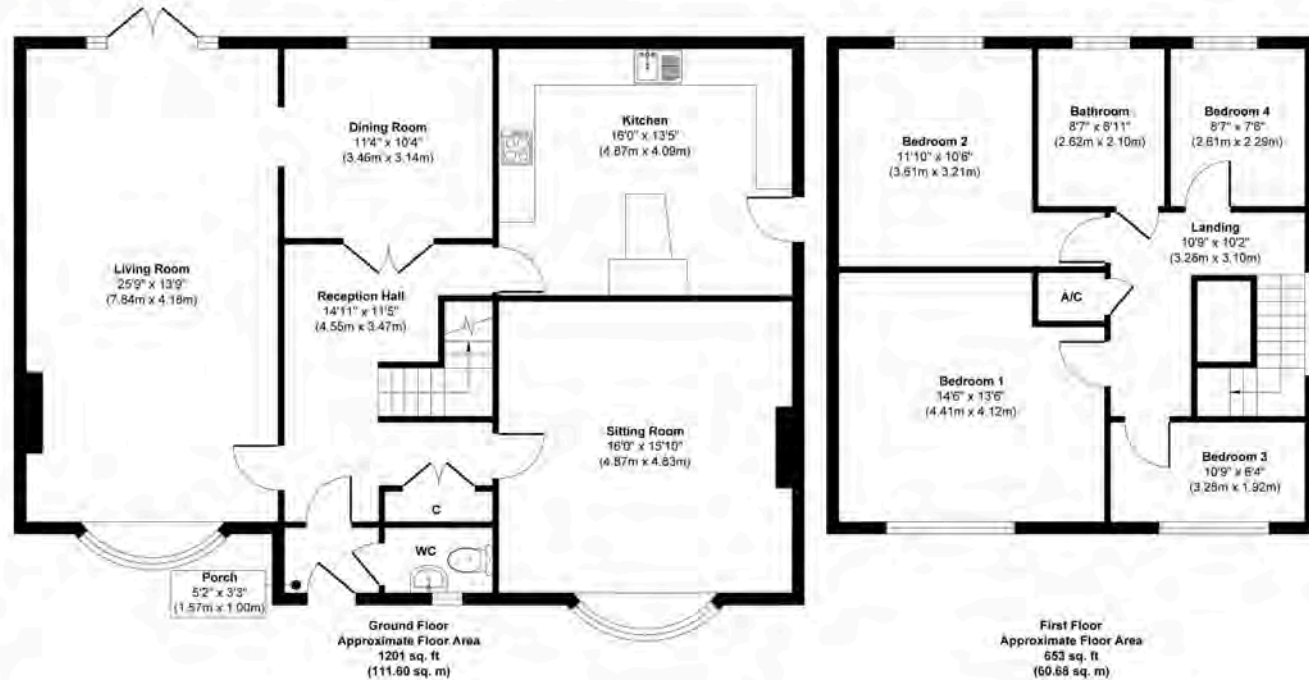
Upstairs there is a spacious galleried landing with a large window which gives access to the four bedrooms and family bathroom.

The rear garden is an attractive space, with a large patio running across the rear of the house and steps up to a raised lawn.





22 St Andrews Close, Mayals



The property is FREEHOLD

The property is connected to all mains services and the central heating is gas fired.

The council tax band is G (£3,156p.a.)

The EPC rating is C

Approx. Gross Internal Floor Area 2057 sq. ft / 191.16 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale

Produced by Elements Property

Mayals is a quiet and exclusive residential area situated minutes from vibrant Mumbles village and Mayals lies at the gateway to Gower.

At the bottom of Mayals Road lies Swansea Bay's seafront promenade (900 yards from this property) which offers a lovely flat walk into Mumbles (1.4miles) and the property is just up the road (500m) from Clyne Gardens, the magical botanical gardens offering acres of parkland to be enjoyed. Furthermore the beauty of Clyne Common and all the walks therein are approximately 20m from the front door!

Mayals Road leads onto the Mumbles Road (A4067) which is the main road into Swansea and on to the M4 offering excellent access to town and beyond from this location. Singleton Hospital and Swansea University Mumbles Road Campus are both around 1.5 miles from this property.

Mayals is within Bishopston School Catchment Area.



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Whilst every effort has been made to ensure these details are accurate, they are for illustrative purposes only and should be read as a guide and not relied upon. Internal floorplans may be subject to alteration. Dimensions listed are maximum and approximate. Computer generated images are for illustrative purposes only.



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