

31 St Andrews Close, Mayals, Swansea, SA3 5DZ



Nestled in the tranquil, exclusive enclave of Mayals, this stunning three-bedroom link detached home is a gem waiting to be discovered.

Boasting superb living space tailored for a growing family, this residence is thoughtfully arranged over two storeys, blending style, comfort, and practicality in perfect harmony.



£475,000 FREEHOLD\*

As you step into this beautiful home, you are greeted by a spacious hallway that exudes a warm and welcoming ambiance. Off the hallway, a convenient downstairs cloakroom adds a touch of practicality. The real showstopper on the ground floor, however, is the fabulously extended kitchen family room. This space, designed with both functionality and aesthetics in mind, seamlessly complements the generous reception room that stretches from the front to the back of the property. This extension not only enhances the home's living space but also creates a perfect setting for family gatherings, entertaining guests, or simply enjoying a cozy evening at home.

Large windows are a defining feature throughout the property, flooding each room with an abundance of natural light and contributing to the home's bright and airy feel. The reception room, with its ample size and light-filled atmosphere, provides a versatile space that can be adapted to suit your family's lifestyle needs.

Upstairs, the accommodation continues to impress with two spacious double bedrooms and a generously sized single bedroom. Each room is designed to offer comfort and tranquility, making them perfect retreats after a busy day. The family bathroom is equally impressive, boasting a lovely size that ensures there's plenty of room for the morning rush as well as leisurely evening soaks.

This property is in excellent condition throughout, reflecting the care and attention to detail invested by the current owners. Every corner of this home exudes quality and a lovely feel, making it a move-in ready haven for its next fortunate occupants.

The allure of this property extends beyond the interior. The attractive garden offers a tranquil outdoor space with both lawn and patio areas, perfect for relaxation and outdoor entertaining. Whether you're hosting summer barbecues, enjoying a morning coffee, or letting children play, this garden provides a serene backdrop to everyday life.

One of the home's practical highlights is the integral garage, which has been cleverly adapted by the current owners. This space now serves as a utility area, complete with installations for a washing machine and tumble dryer, adding an extra layer of convenience for busy family life.

The property is leasehold, with an impressive 949 years remaining on the lease. For those interested in securing full ownership, the freehold is available for purchase, offering peace of mind and long-term security.

This charming home is more than just a house; it's a lifestyle choice. Living in Mayals means enjoying the perfect blend of tranquility and accessibility, with the vibrant Mumbles village just minutes away, and the natural beauty of the Gower Peninsula right on your doorstep. Excellent road links and proximity to top-tier amenities, including Singleton Hospital and Swansea University, add to the appeal.

In summary, this exquisite three-bedroom link detached home in Mayals is a rare find. With its superb living spaces, natural light, attractive garden, and excellent condition, it offers everything a growing family could desire. Add to that the practical benefits of the integral garage utility area and the option to purchase the freehold, and you have a home that is as practical as it is beautiful.



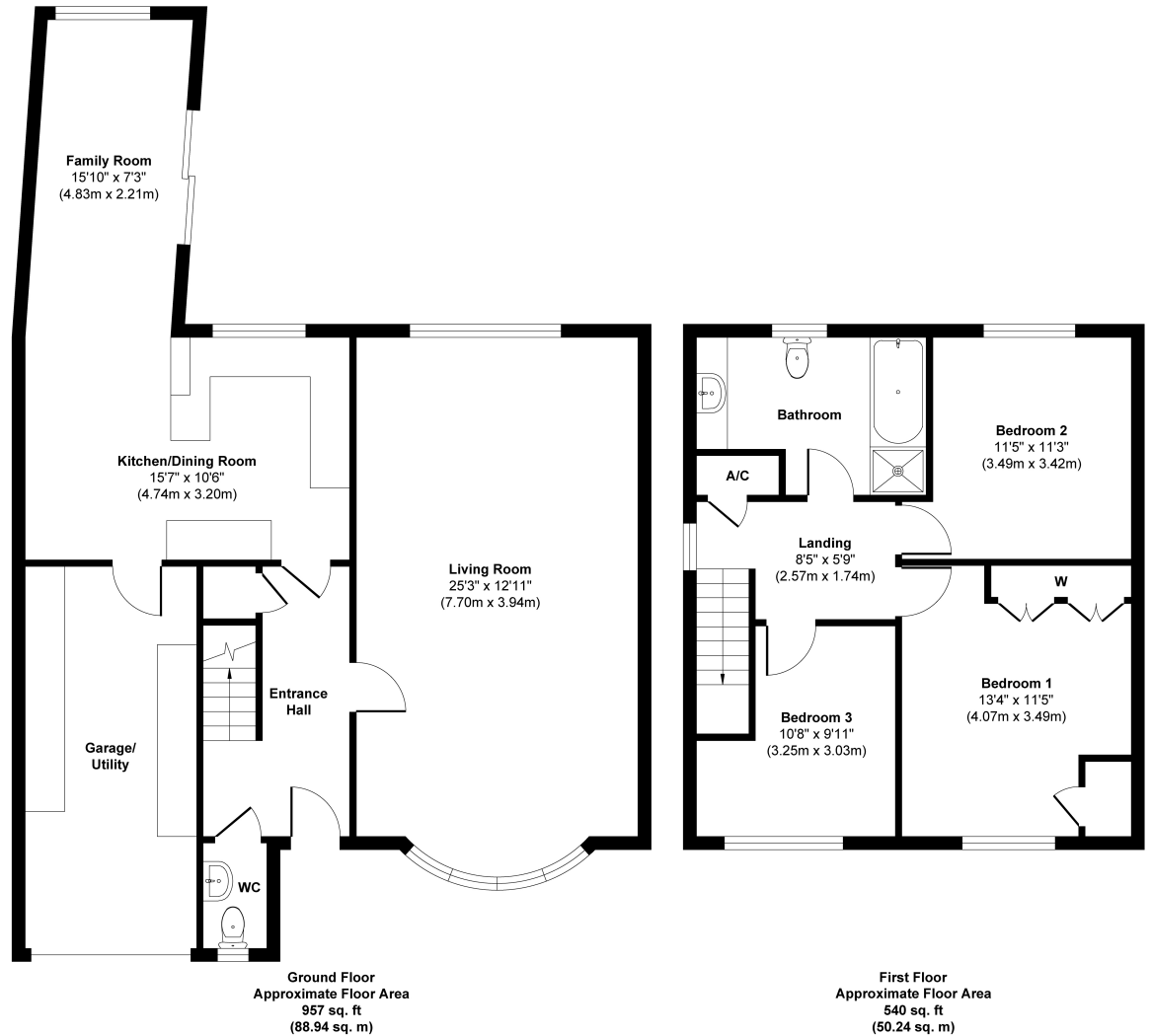








## 31 St Andrews Close, Mayals



**Approx. Gross Internal Floor Area 1497 sq. ft / 139.18 sq. m**

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

Produced by Elements Property

\* This property is currently LEASHOLD, however, the Sellers have started the process of purchasing the FREEHOLD. This property will be sold as FREEHOLD.

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

The Council Tax Band is F (£2,915p.a.)

The EPC rating is D





Living in Mayals offers numerous advantages, making it a highly desirable place to call home. One of the primary benefits is its tranquil and exclusive atmosphere. Mayals is known for its peaceful environment, providing a serene residential experience away from the hustle and bustle of city life. This calm ambiance is ideal for those seeking a quiet, private lifestyle.

The proximity to the vibrant Mumbles village is another significant advantage. Just minutes away, Mumbles offers a lively community with a variety of shops, cafes, restaurants, and pubs. This blend of tranquil living with easy access to social and cultural activities ensures that residents can enjoy the best of both worlds.

Nature enthusiasts will particularly appreciate living in Mayals, as it serves as a gateway to the Gower Peninsula. Renowned for its stunning landscapes, beaches, and outdoor activities, the Gower Peninsula is perfect for those who enjoy hiking, surfing, and exploring natural beauty. Additionally, the Swansea Bay seafront promenade, located only 900 yards from Mayals, provides a lovely, flat walk into Mumbles, just 1.4 miles away. This promenade is ideal for leisurely strolls, running, or cycling, all while taking in beautiful coastal views.

Clyne Gardens and Clyne Common are also nearby, offering residents immediate access to natural beauty. Just 500 meters up the road, Clyne Gardens boasts magical botanical gardens and acres of parkland, perfect for relaxation, picnics, and enjoying diverse plant life. Clyne Common, located approximately 20 meters from your front door, provides beautiful natural walks, ideal for daily exercise and connecting with nature.

In terms of transportation and accessibility, Mayals is excellently positioned. Mayals Road leads directly onto Mumbles Road (A4067), the main road into Swansea and towards the M4 motorway. This ensures excellent access to Swansea city center and beyond, making commuting and travel straightforward and efficient.

Essential amenities such as healthcare and education are also within easy reach. Singleton Hospital and Swansea University's Mumbles Road Campus are both about 1.5 miles from Mayals, ensuring that top-quality healthcare and educational facilities are easily accessible. Furthermore, Mayals is within the Bishopston School catchment area, known for its good reputation. This makes it an attractive location for families seeking quality education for their children.

Mayals combines the tranquility of an exclusive residential area with the vibrancy of nearby Mumbles village and the natural beauty of the Gower Peninsula. Its proximity to Swansea Bay's seafront promenade and Clyne Gardens offers residents numerous opportunities for scenic walks and outdoor activities. Excellent road links ensure convenient access to Swansea city center and the M4 motorway, while essential amenities such as healthcare and education are close by. Being within the Bishopston School catchment area further enhances its appeal, making Mayals a highly desirable place to live.





01792 986099

[info@thegreenroomhomes.com](mailto:info@thegreenroomhomes.com)

[www.thegreenroomhomes.com](http://www.thegreenroomhomes.com)



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.

