

11 St. Catwg Walk, Mayals, Swansea, SA3 5ED



An Exceptional Development Opportunity in Mayals

Embrace the chance to craft your own coastal retreat on this prime development plot, complete with approved plans for a stylish, contemporary Dan-Wood House.

Mains services (water, electricity, and drainage) are all readily available—setting the stage for a seamless build.

The proposed design features a spacious open-plan living-dining area, generous glazing for abundant natural light, and four double bedrooms (including a luxurious principal suite).

Beyond the tranquil setting, you'll find Mumbles Village and the Gower Peninsula on your doorstep, combining modern convenience with idyllic coastal living.



£420,000 FREEHOLD

An Exceptional Development Opportunity in Mayals

Set along the leafy fringes of Mayals, this prime development plot comes complete with planning permission and detailed designs for an elegant, contemporary home by the renowned Dan-Wood House. The proposed plans showcase the very best in modern construction—including underfloor heating, high-spec insulation, and a state-of-the-art mechanical ventilation system—ensuring year-round comfort and efficiency.

According to the approved design, the ground floor would centre around a stunning open-plan living and dining area, with expansive glazing seamlessly connecting to the garden. A sleek, modern kitchen, a convenient WC, and a dedicated “technical room” offer exceptional functionality, and an abundance of storage. The fourth double bedroom completes the layout. Upstairs, the plans outline three generous double bedrooms, including a principal suite with its own en-suite bathroom and dressing area, plus a second well-appointed family bathroom and discreet loft storage.

Externally, the proposed scheme envisions crisp architectural lines rendered in a fresh white façade, complemented by thoughtful landscaping. Beyond the plot’s tranquil setting, future residents can enjoy excellent proximity to the Gower Peninsula’s unspoilt beaches and coastal walks, along with the local boutiques and cafés of nearby Mumbles Village.

This is a rare chance to create a bespoke dream home in one of Swansea’s most desirable enclaves, capitalising on a ready-made design package that harmonises form, function, and unparalleled coastal convenience.



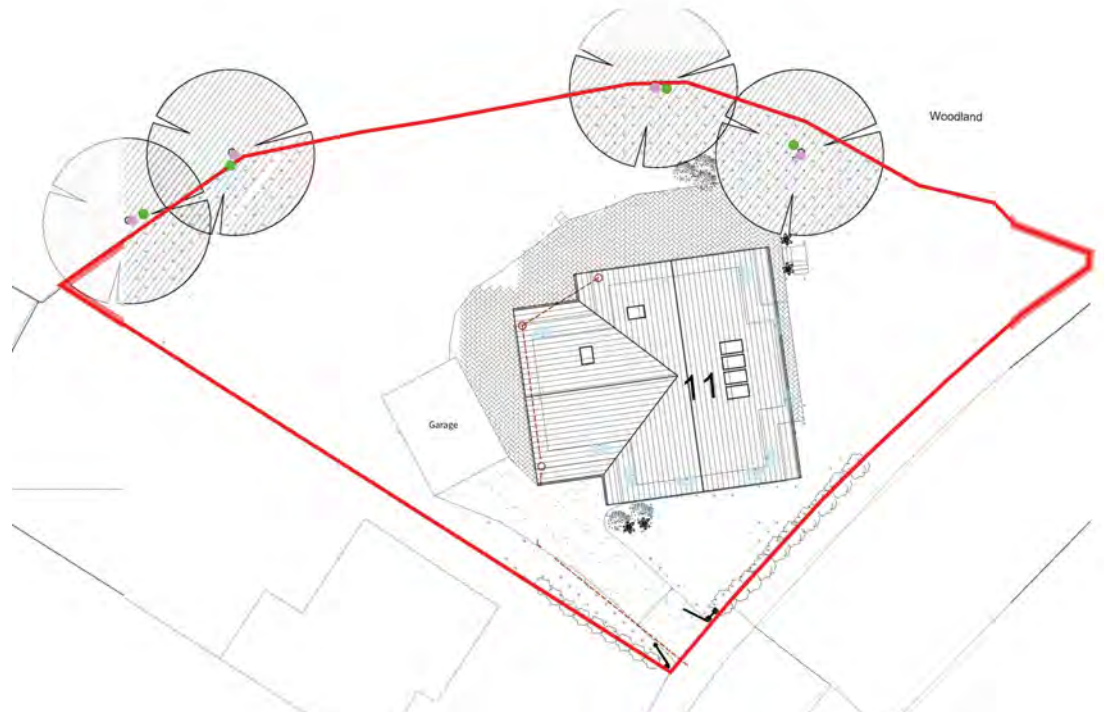
Front



The property is FREEHOLD

The planning application can be found on the Swansea Council Planning Portal under APPLICATION NO: 2022/1662/FUL

The property has access to all mains services.



Rear



North

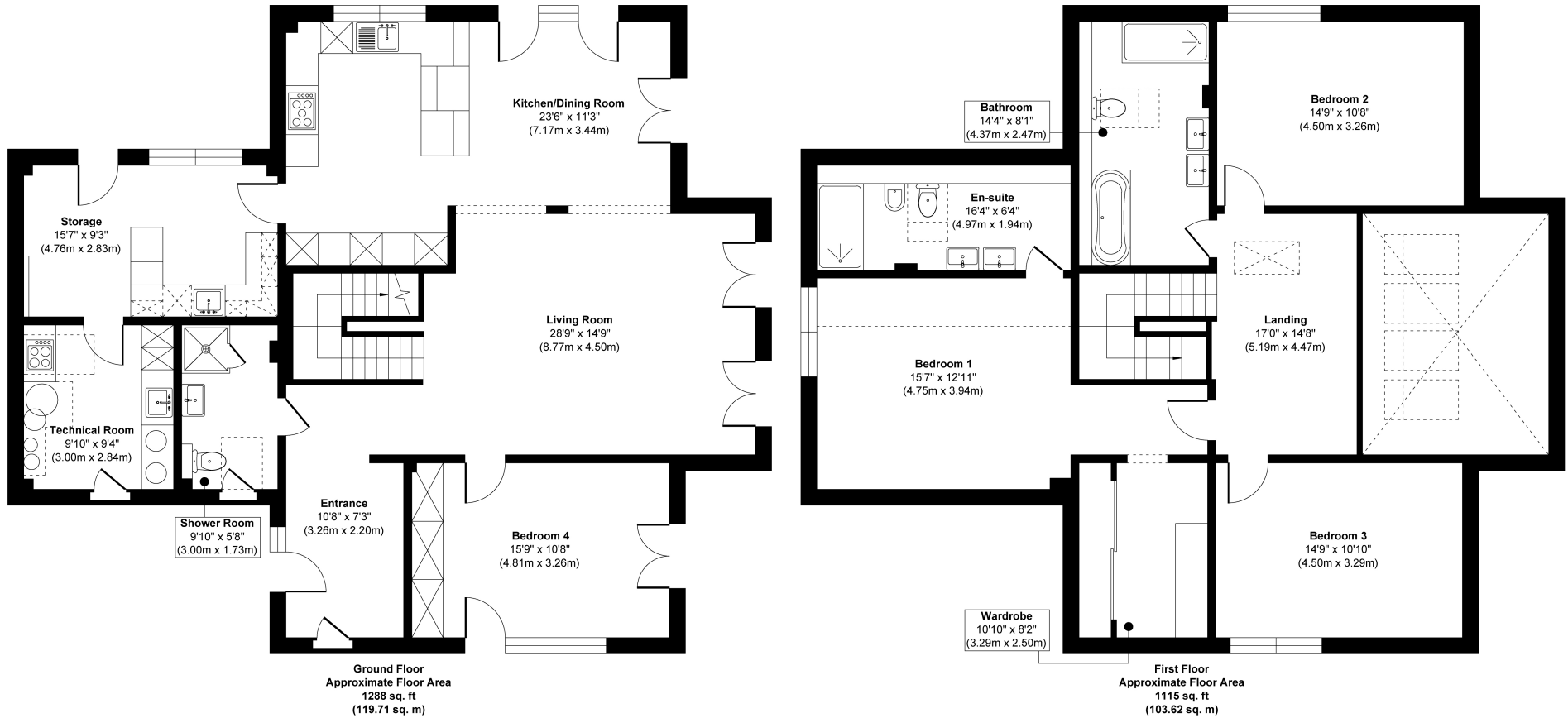


South





11 St Catwg Walk, Mayals (Proposed)



Approx. Gross Internal Floor Area 2403 sq. ft / 223.33 sq. m (Excluding Void)

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

Produced by Elements Property

Mayals is a coveted suburb known for its leafy streets and enviable proximity to Mumbles Village—a vibrant coastal hub brimming with boutique shops, cafés, and restaurants. Perfectly placed on the cusp of the Gower Area of Outstanding Natural Beauty, Mayals offers easy access to some of Wales’ most spectacular beaches, coastal walks, and breathtaking scenery.

Local Highlights

Clyne Gardens: A tranquil botanical haven, famed for its seasonal displays and winding pathways—perfect for a leisurely stroll.

Beaches Galore: From the family-friendly sands of Llangland and Caswell to the surfing hot-spot of Llangennith, you’ll never be far from a day at the shore.

Commuting & Connections: Singleton Hospital (approx. 2 miles), Swansea University (approx. 3 miles), and Swansea City Centre (approx. 4 miles) are all within easy reach. The M4 motorway is accessible in around 10–15 minutes by car, streamlining travel to Cardiff, London, and beyond.

Culture & Entertainment: Nearby attractions include the Taliesin Arts Centre at Swansea University, the Swansea Arena for major live events, and The Grand Theatre—offering an eclectic calendar of performances all year round.

Schools & Education

At present, Mayals generally falls within the catchment area for Mayals Primary School (well-regarded for its nurturing ethos) and Bishopston Comprehensive School, both of which enjoy strong local reputations. However, it is advisable to verify catchment areas directly with the local authority.

Whether you’re drawn by the seaside allure of Mumbles, the unspoilt landscapes of the Gower Peninsula, or the convenience of Swansea’s major employment centres, Mayals seamlessly marries rural charm with urban accessibility—making it one of the region’s most sought-after addresses.



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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.

