



## Building Plot, 195, Mayals Road Mayals, Swansea, SA3 5HQ

Planning Permission For  
A Four Bedroom  
Detached House

FREEHOLD

1,616 sqft  
0.2 Acres

**£295,000**



Conditional planning permission under planning number 2025/0314/FUL for a new dwelling.



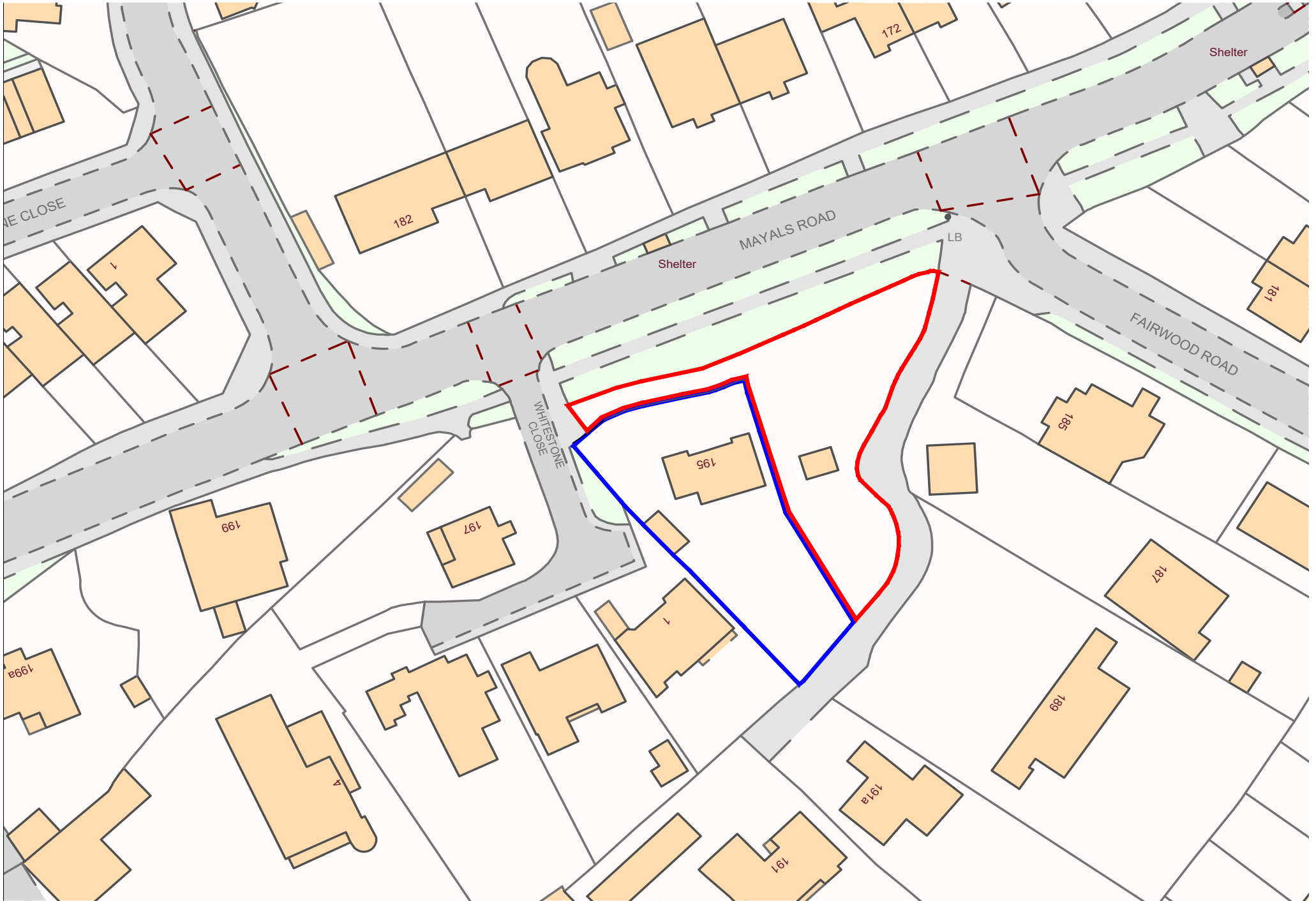




An exceptional opportunity to build your dream home in one of Swansea's most sought-after locations—this generous 0.2-acre plot comes with full planning permission for a beautifully designed four-bedroom detached house with south-facing gardens.















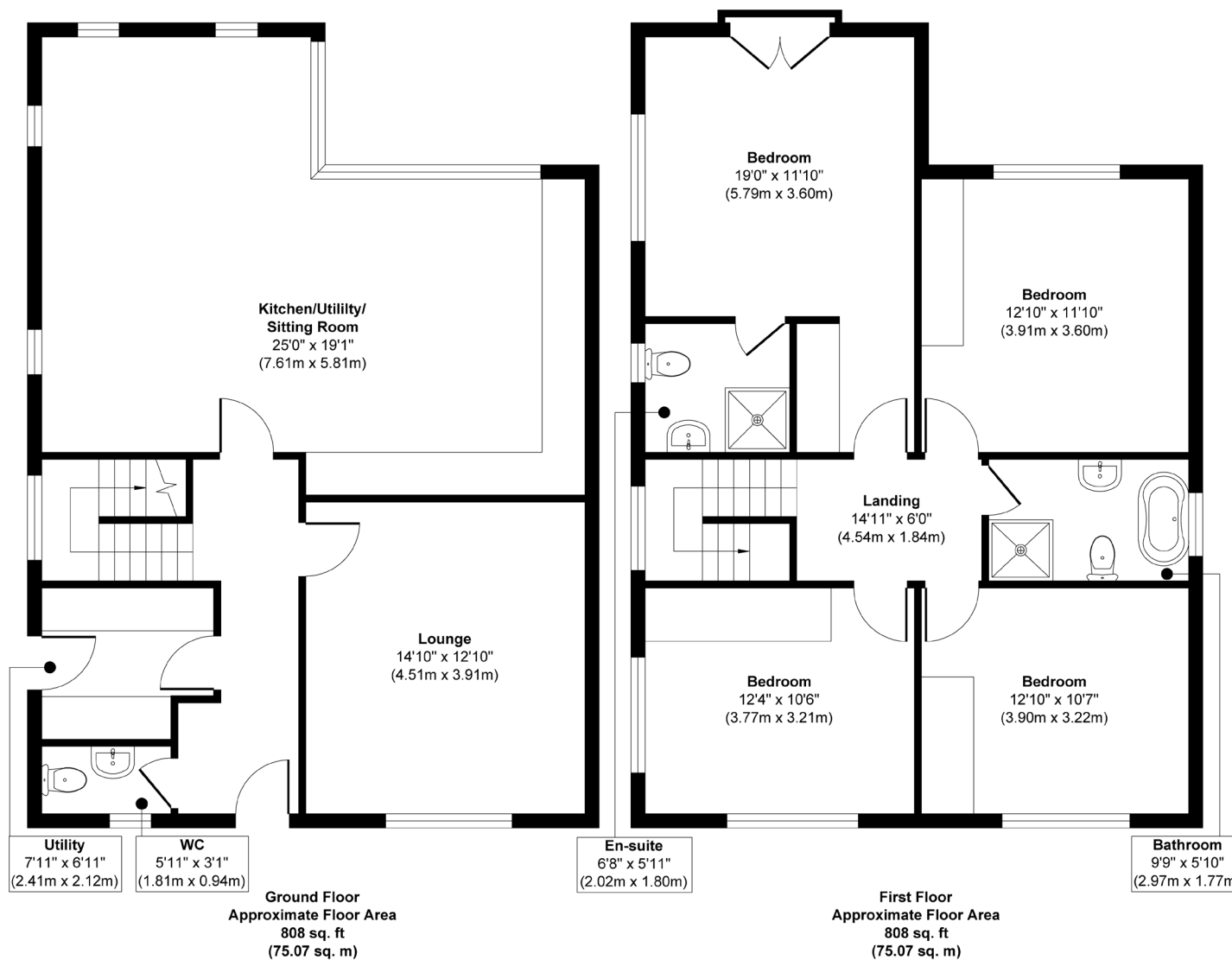
Offered for sale with full planning permission, this is a rare opportunity to acquire a generous and private building plot in one of Swansea's most desirable locations. Extending to approximately 0.2 acres, the site enjoys an open outlook with a beautifully south-facing garden, ideal for those seeking natural light and a tranquil setting.

Full consent has been granted for the construction of a classically styled four-bedroom detached home, designed with elegance and practicality in mind. The proposed plans feature spacious accommodation over two floors, including a bay-fronted lounge, a large open-plan kitchen/living space opening onto the garden, a separate sitting room, utility and cloakroom, and four well-proportioned bedrooms upstairs—the master bedroom enjoys an ensuite.



Positioned off the ever-popular Mayals Road, the setting offers a blend of seclusion and accessibility, with nearby access to the Gower AONB, Clyne Gardens, and the coastal path to Swansea Bay. The plot includes provisions for private off-street parking, mature planting, and sustainable water management features such as a rainwater garden.





**Approx. Gross Internal Floor Area 1616 sq. ft / 150.14 sq. m**

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

Produced by Elements Property





## The Location

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 Langland 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.









THE  
**GREENROOM**  
ESTATE AGENCY

Telephone

01792 986099

Address

29-30 Dunns Lane  
Mumbles  
SA3 4AA

E-mail and Web

[info@thegreenroomhomes.com](mailto:info@thegreenroomhomes.com)  
[www.thegreenroomhomes.com.com](http://www.thegreenroomhomes.com.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.