



## 59 St. Andrews Close, Mayals, Swansea, SA3 5DZ

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Four Bedrooms  
Two Reception rooms  
One Bathrooms

LEASEHOLD  
Freehold available to purchase

1,705 sqft

£519,995













Spacious, light-filled, and brimming with potential, 59 St. Andrews Close is a four-bedroom detached home with a generous south-facing garden and a superb ground floor layout—ideal for family life.









59 St. Andrews Close presents an excellent opportunity to acquire a spacious four-bedroom detached family home in a quiet and well-regarded residential setting. With generous internal accommodation, a large south-facing garden, and the benefit of no onward chain, this is a home offering comfort today and potential for tomorrow.

The ground floor is impressively proportioned, featuring a dual-aspect main reception room that runs from front to rear, seamlessly opening into a sunny conservatory overlooking the garden. The original garage has been converted into a flexible second reception—perfect as a study, playroom, or snug—while the kitchen breakfast room extends across the rear of the house and connects to a practical utility room.

Upstairs, there are four bedrooms—two comfortable doubles and two well-sized singles—alongside a family bathroom. The rear garden is particularly appealing: flat, private, and south-facing, it's ideal for family living and al fresco entertaining. To the front, a driveway offers ample off-street parking.

While the home has been well maintained, there remains scope for cosmetic enhancement, giving incoming buyers the chance to personalise to their own tastes. The property is leasehold, though the freehold is available to purchase if desired.





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

The Council tax is Band G (£3,571p.a.)

The EPC rating is TBC





















# The Location

St. Andrews Close enjoys a peaceful cul-de-sac position within the highly sought-after residential area of Mayals, nestled between the natural beauty of Clyne Gardens and the coastal charm of Mumbles. This leafy suburb is prized for its quiet setting, excellent amenities, and outstanding access to both the city and the sea.

For those commuting or with professional ties, Mayals offers enviable connectivity: Swansea University's Singleton Campus and Singleton Hospital are approximately 1.5 miles away, both easily reached within 5 minutes by car or 10 minutes by bike. Swansea city centre is just 3 miles to the east, placing vibrant shopping, dining, and rail links within easy reach. The M4 motorway (via Junction 47) can be reached in 15–20 minutes, offering swift road access across South Wales and beyond.

Families are well catered for, with the property falling within catchment for the highly regarded Mayals Primary School and the consistently sought-after Bishopston Comprehensive School, both recognised for strong academic performance and community atmosphere.

Nature and recreation are on the doorstep: Clyne Gardens, famed for its botanical splendour, is just a short walk away, as is the Clyne Valley Country Park—a haven for walkers, cyclists, and wildlife enthusiasts. The sea front promenade, linking Blackpill to Mumbles and beyond, is a mere 10-minute walk, offering flat scenic strolls, cycle routes, and panoramic views of Swansea Bay.

In nearby Mumbles Village, you'll find a host of independent boutiques, cafés, restaurants, and artisan delis, not to mention picturesque beaches and the historic Mumbles Pier. Further afield, the spectacular Gower Peninsula—Britain's first Area of Outstanding Natural Beauty—beckons with world-class beaches such as Langland, Caswell, and Three Cliffs Bay, all within a 10–20 minute drive.

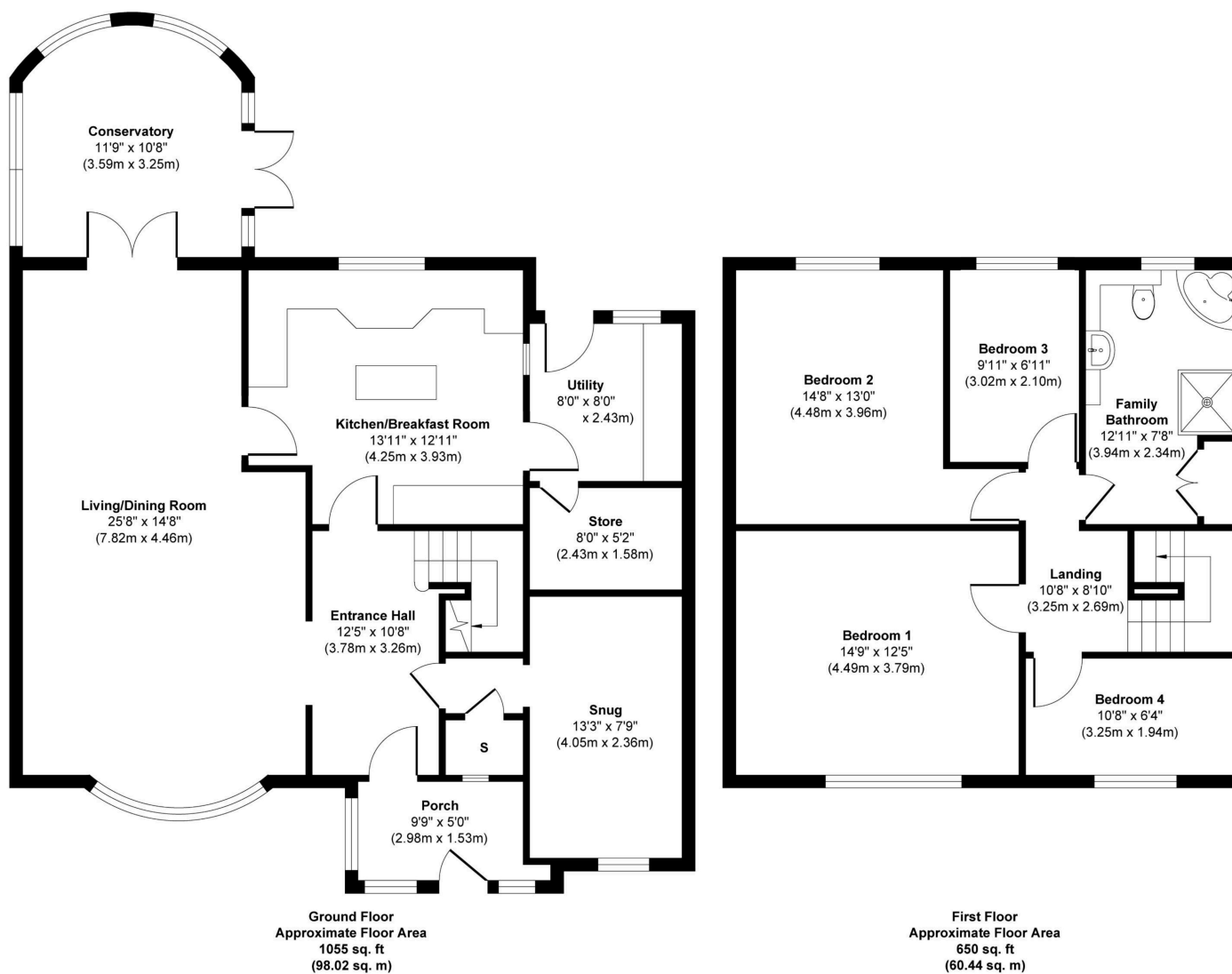
Mayals strikes the perfect balance between quiet suburban living and access to some of South Wales' finest coastal, educational, and cultural assets—a prime location for families, professionals, and anyone seeking lifestyle and convenience in equal measure.







## 59 St Andrews Close, Mayals



**Approx. Gross Internal Floor Area 1705 sq. ft / 158.46 sq. m**

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

Produced by Elements Property



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