



## 195 Mayals Road, Mayals, Swansea, City & County Of Swansea, SA3 5HQ

**Offers Over £800,000**

Nestled on a generous plot of over a third of an acre, this stunning four-bedroom detached family home offers a rare opportunity to own a piece of paradise in the picturesque coastal town of Swansea. With impressive grounds and captivating views of Swansea Bay visible from bedrooms one and two, this residence promises a lifestyle of unparalleled tranquillity and beauty.

Spanning an expansive floor area of 2315.4 square feet, this residence boasts a wealth of space for comfortable living and entertaining. The property's thoughtful design includes three elegant reception rooms, each adorned with stylish finishes and flooded with natural light, creating an inviting and warm ambiance throughout.

The well-appointed bedrooms feature large windows that frame the mesmerizing sea views, inviting residents to wake up to the calming sights and sounds of the ocean.

### Entrance

Via a solid hardwood door into the hallway.

### Hallway



With stairs to the first floor. Two double glazed windows to the front. Frosted double glazed window to the front. Radiator. Door to the cloakroom. Door to the lounge. Door to the dining room. Door to the breakfast room. Door to under stairs storage.

### Cloakroom 8'2" x 2'7" (2.512 x 0.789)

With a double glazed window to the side. Low level w/c. Wash hand basin. Heated towel rail. Tiled walls.

### Lounge 20'0" x 11'10" (6.102 x 3.616 )



With a double glazed window to the front. Two double glazed windows to the side. Two double glazed windows to the rear. Double glazed French patio doors to the rear. Three radiators. Feature fire housing a gas fire.

### Lounge



### Lounge



**Dining Room 19'3" x 10'0" (5.879 x 3.051 )**



With a double glazed picture window to the rear. Double glazed window to the side. Velux roof window to the rear. Radiator.

**Dining Room**



**Dining Room**



**Breakfast Room 12'1" x 8'11" (3.686 x 2.719 )**



With a double glazed window to the side. Opening to the kitchen. Two radiators.

### Breakfast Room



### Breakfast Room



### Kitchen 6'5" x 18'4" (1.958 x 5.604 )



With a double glazed window to the rear. Double glazed window to the side. Velux roof window to the rear. Door to the utility room. Radiator. Tiled floor. A well appointed kitchen fitted with a range of base and wall units, running work surface incorporating a stainless steel sink and drainer unit. Integral four ring induction hob with extractor hood over. Integral oven & grill. Integral dishwasher. Space for fridge/freezer.

### Kitchen



## Kitchen



## Kitchen



## Utility Room 8'8" x 8'1" (2.654 x 2.479 )



With a double glazed window to the side. Double glazed PVC door to the side. Range of base and wall units, running work surface. Plumbing for washing machine. Space for tumble dryer. Tiled floor.

## First Floor

### Landing

With a double glazed window to the front. Loft access to the attic space. Door to airing cupboard. Door to bathroom. Doors to bedrooms.

### Attic Space 29'5" x 13'6" (8.972 x 4.126 )

With two Velux roof windows offering wonderful sea views of Swansea Bay.

### Bathroom 5'6" x 6'9" (1.688 x 2.065 )



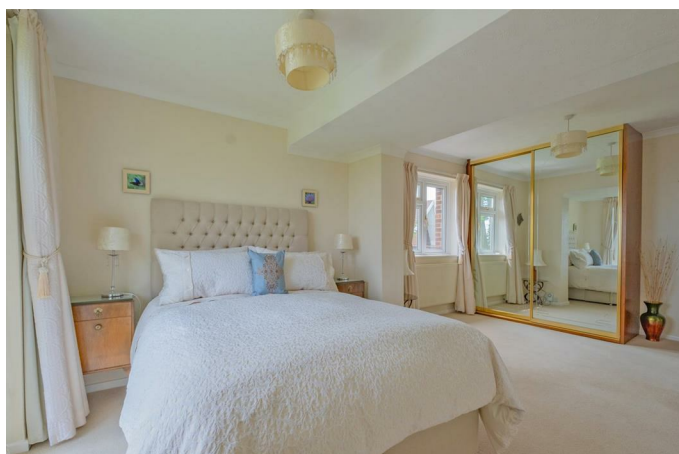
With a frosted double glazed window to the front.

Suite comprising; bathtub with shower over. Low level w/c. Wash hand basin. Tiled floor. Tiled walls. Spotlights. Heated towel rail.

### Bathroom



### Bedroom One 18'0" x 10'11" (5.507 x 3.349 )



With a double glazed window to the rear and side both boasting sea views of Swansea Bay. Radiator. Doors to built in wardrobes. Door to en-suite.

### Bedroom One



### Bedroom One



### View



## View



## En-Suite



## En-Suite 8'3" x 10'6" (2.521 x 3.217 )



With a frosted double glazed window to the front. Double glazed window to the side. Suite comprising; bathtub. Corner shower cubicle. Low level w/c. Wash hand basin. Radiator. Tiled floor. Tiled walls. Spotlights. Extractor fan.

## Bedroom Two 12'0" x 15'3" (3.676 x 4.661 )



With a double glazed window to the side. Double glazed window to the rear offering sea views of Swansea Bay. Radiator. Doors to built in wardrobes.

**Bedroom Two**



**Bedroom Two**



**Bedroom Three 12'4" x 7'11" (3.778 x 2.414 )**



With a double glazed window to the front. Radiator. Doors to built in wardrobes.

**Bedroom Three**





### Bedroom Four 12'2" x 7'4" (3.718 x 2.257 )



With a double glazed window to the rear. Radiator.

### External

#### Front



You have private driveway parking for two to three vehicles leading to the detached double garage. Lawned garden home to a variety of flowers, trees and shrubs wrapping around the front, side and rear of the property.

### Garage 29'7" x 10'2" (9.028 x 3.112 )

With an 'up & over' door. Power and light. Two double glazed windows to the side.

### Another Aspect



### Aerial Aspect



## Boundary



## View



## Side

Lawned garden. Detached greenhouse. Detached summer house.

## Summer House 10'1" x 14'1" (3.079 x 4.313 )



Set of double glazed French doors. Double glazed windows. Tiled floor.

## Summer House



## Rear

You have a lawned garden again home to a variety of flowers, trees and shrubs. Patio seating area. Garden pond.

**Grounds**



**Grounds**



**Grounds**



**Grounds**



**Grounds**



**Council Tax Band**

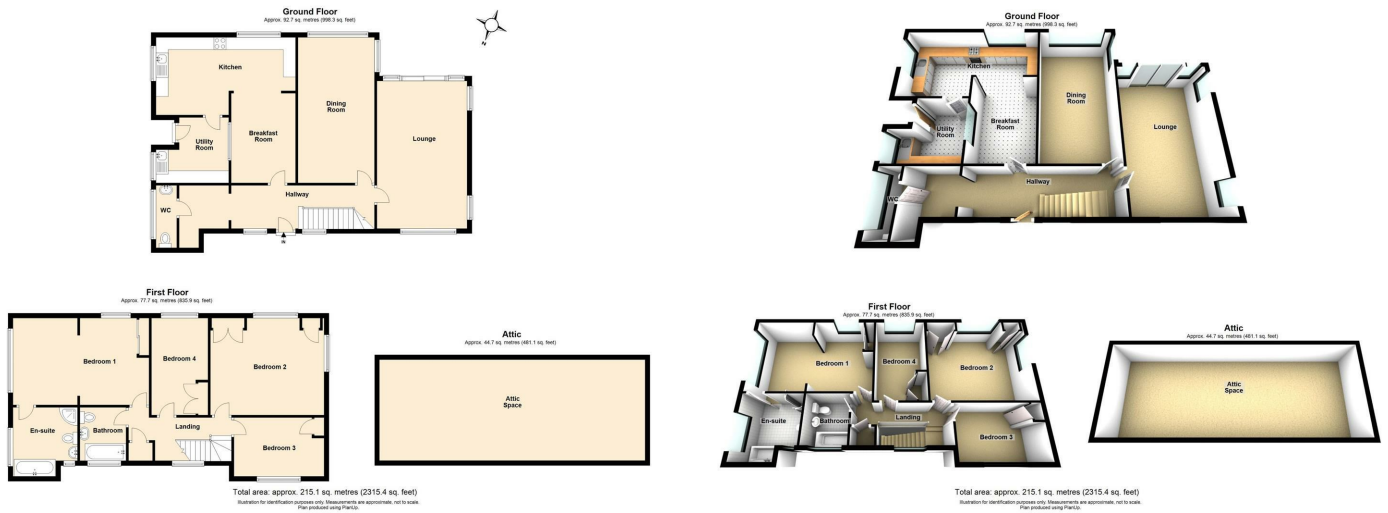
Council Tax Band - H

Council Tax Estimate - £3,565

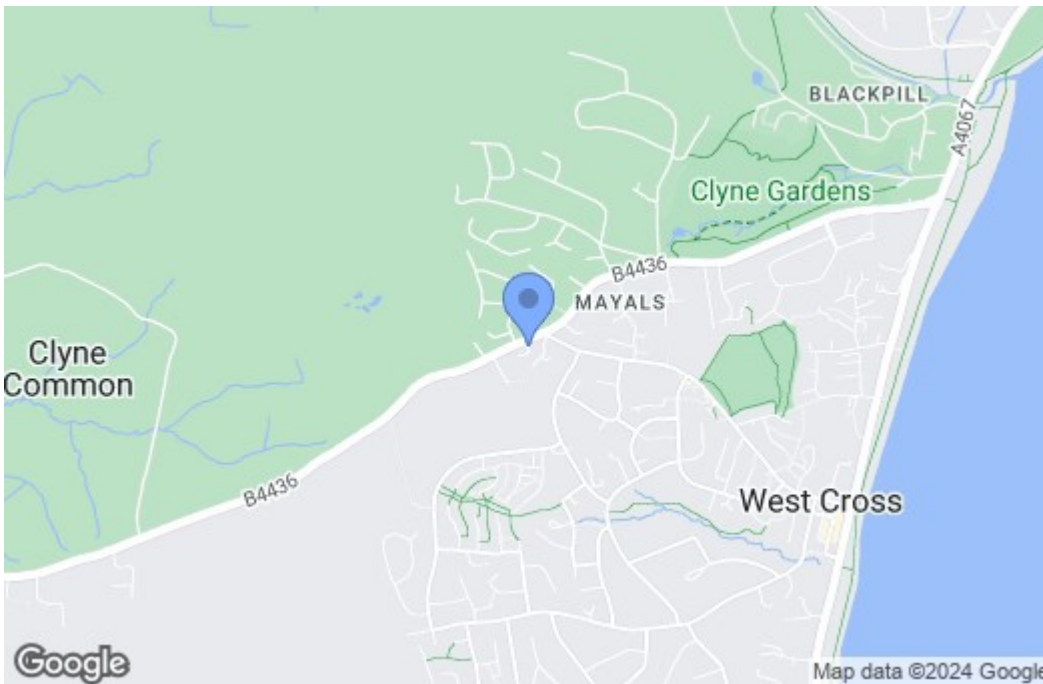
**Tenure**

Freehold.

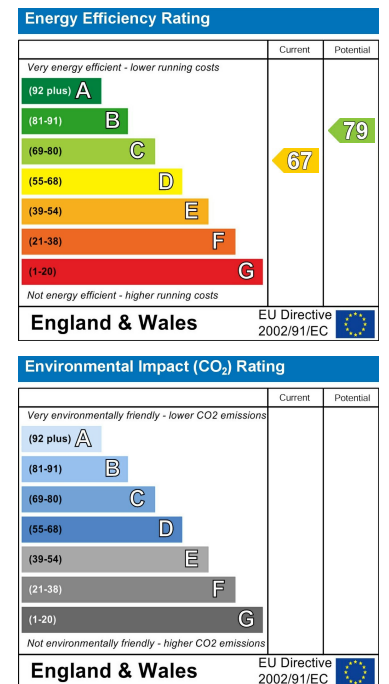
# Floor Plan



# Area Map



# Energy Efficiency Graph



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