



## 40 Wentworth Crescent, Mayals, Swansea, City & County Of Swansea, SA3 5HT

Offers Over **£325,000**

Welcome to this charming four-bedroom semi-detached property located in the highly desirable Wentworth Crescent, Mayals. This delightful home offers spacious and versatile accommodation, perfect for families and professionals alike.

On the ground floor, you will find a warm and inviting hallway leading to a cozy and bright lounge, perfect for relaxing with family and friends. Adjacent to the lounge is a dining room, ideal for formal dining or entertaining guests. The well-appointed kitchen/breakfast room provides ample space for casual dining. Additionally, the ground floor features bedroom four, a versatile room that can be used as a guest bedroom, study, or playroom.

### Entrance

Via a frosted double glazed PVC door with frosted double glazed side panel into the hallway.

### Hallway



With stairs to first floor. Door to lounge. Door to dining room. Door to kitchen/breakfast room. Door to under stairs storage. Coving. Original parquet floor. Radiator.

### Lounge 11'5" x 11'7" (3.482 x 3.553 )



With a double glazed bay window to front. Feature fireplace. Parquet floor. Two radiators.

### Lounge



### Dining Room 20'11" x 10'9" (6.385 x 3.297 )

With a set of double glazed French doors to the rear garden. Radiator.

### Kitchen/Breakfast Room 18'1" x 16'3" (5.516 x 4.955 )



A super kitchen/breakfast room with a double glazed rear door and side door to inner hall. Double glazed window to rear. Two Velux roof windows set in vaulted ceiling. The kitchen is fitted with a range of base and wall units, running work surface incorporating a five ring gas hob with oven under. Integral oven & grill. One and a half bowl sink and drainer unit. Integral dishwasher. Space for freezer. Space for American Style fridge/freezer.

### Kitchen/Breakfast Room



### Kitchen/Breakfast Room



### Inner Hall

With a frosted double glazed PVC door to the front. Door to bedroom four. Plumbing for washing machine. Space for tumble dryer. Tiled floor.

### Bedroom Four 15'9" x 6'4" (4.811 x 1.943 )



A versatile room currently used as a bedroom, with a double glazed window to side. Spotlights. Radiator.

### First Floor

#### Landing

With a double glazed window to the side. Loft access. Door to the bathroom. Doors to bedrooms.

### Bathroom 7'3" x 8'4" (2.219 x 2.545 )



Well appointed with frosted double glazed windows to side and rear. Suite comprising: w/c, bathtub with shower over and wash hand basin. Chrome heated towel rail. Spotlights. Extractor fan.

### Bedroom One 12'9" x 11'2" (3.907 x 3.406 )



With a double glazed bay window to the front. Range of built in wardrobes. Radiator.

### Bedroom Two 11'2" x 11'2" (3.407 x 3.406 )



With a set of double glazed windows to the rear. Radiator. Door to built in wardrobe.

### Bedroom Three 8'7" x 9'3" (2.620 x 2.837 )

With a set of double glazed windows to the front. Radiator. Door to built in wardrobe.

### External

### Another Aspect



### Front

Garden with pathway and steps to front door, side access, raised beds, lawn area, small seating area. Private drive with parking for two vehicles which in turn leads to a detached single garage with up and over door, power and light.

### Rear

A delightful level garden to rear with patio area, lawn and decking. Outside light. Outside tap. Electric points.

### Rear Garden



Rear Garden



Aerial Aspect



Rear Garden



Aerial Aspect



Rear Garden



Aerial Aspect



### **Services**

Mains electric. Mains sewerage. Mains water. Mains Gas. Broadband type - ultrafast fibre. Mobile phone coverage available with EE, O2 & Vodafone.

### **Council Tax Band**

Council Tax Band - E

### **Tenure**

Freehold.

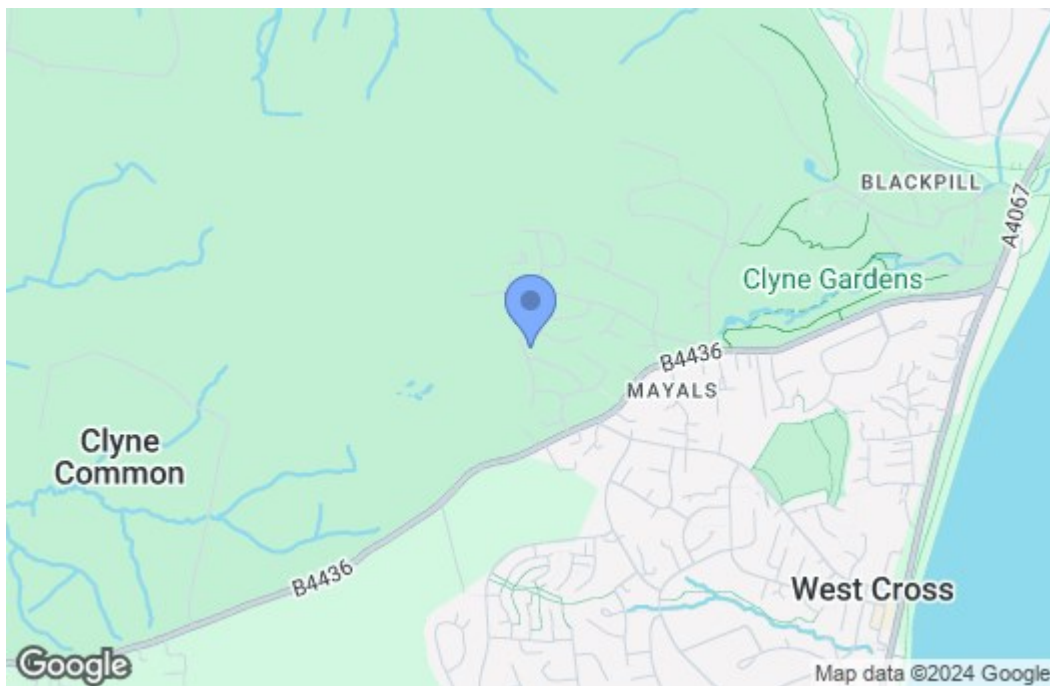
## Floor Plan



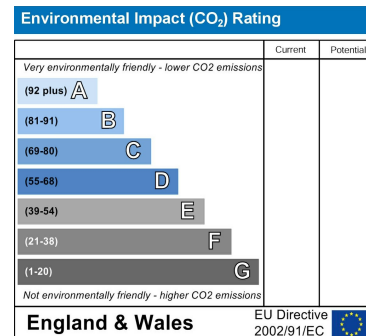
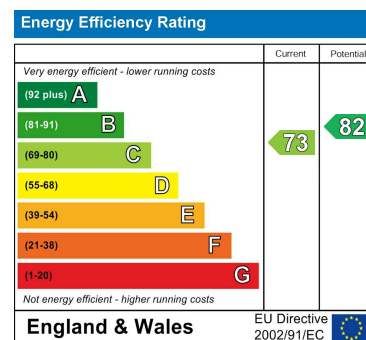
Total area: approx. 127.9 sq. metres (1377.1 sq. feet)

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Plan produced using PlanIt.

## Area Map



## Energy Efficiency Graph



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