



10 Brynau Drive, Mayals, Swansea, City & County Of Swansea, SA3 5EE

£550,000

This stunning four-bedroom detached family home, located in the highly sought-after area of Brynau Drive, Mayals, offers generous living spaces, a versatile layout, and partial sea views. Situated on a plot of 0.19 acres with a floor area of 2066 square feet, this property is perfect for modern family living.

As you enter the home, you are welcomed by a spacious hallway that leads to an integral garage, offering ample storage and parking space. The ground floor also features a versatile study or fourth bedroom and a well-appointed family bathroom with modern fixtures.

On the first floor, you'll find a bright and airy lounge, ideal for relaxation and family gatherings. The well-equipped kitchen provides ample counter space and storage, perfect for preparing family meals, and it adjoins a

Entrance

Via a hardwood door into the hallway.

Hallway



Tiled flooring. Stairs to first floor with under-stair storage cupboard. Access to rooms off;

Study/Bedroom Four 10'11" x 11'7" (3.344 x 3.532)



Double glazed windows to side. Tiled flooring. Ceiling with coving. Underfloor electric heating.

Bathroom 6'5" x 11'2" (1.973 x 3.426)



A three-piece suite comprising of a low level WC, a wash hand basin set in vanity unit, and a bath. Tiled flooring and partially tiled walls. Two frosted windows to the side. Heated towel rail. Underfloor electric heating.

Garage 18'5" x 12'0" (5.615 x 3.670)

Tiled flooring. Valiant boiler. Sink and plumbing for a washing machine. Airing cupboard with radiator and space for a tumble dryer. Electric garage door. Power and light. Space for a chest freezer.

First Floor

Landing



Radiator. Doors leading to lounge, kitchen, shower room, dining room and bedroom three. Stairs to second floor.

Lounge 20'4" x 12'8" (6.208 x 3.874)



Double glazed windows to the front offering partial sea views. Double glazed windows to the side. Two radiators. Gas feature fireplace.

Lounge



Kitchen/Breakfast Room 20'5" x 11'11" (6.245 x 3.634)



Fitted with a range of base and wall units with a work surface over. Integrated double stainless steel sink with mixer tap. Double glazed window to the front offering partial sea views. Two radiators. Neff integrated dishwasher. Neff five-ring gas hob with extractor. Integrated Neff oven and Neff microwave. Integrated fridge/freezer. Double glazed door to the side. Two storage cupboards. Wooden flooring. Partially tiled walls.

Kitchen/Breakfast Room



Kitchen/Breakfast Room



Dining Room



Dining Room 12'7" x 18'3" (3.844 x 5.577)



Radiator. Bifold doors leading to the conservatory. Door to the kitchen.

Dining Room



Dining Room



Conservatory 9'3" x 20'11" (2.825 x 6.385)

Double glazed windows and double glazed French doors to the rear garden. Tiled flooring.

Bedroom Three 15'0" x 12'9" (4.585 x 3.893)

Double glazed windows to the rear. Fitted with built-in wardrobes, drawers, and units providing ample storage and hanging space. Radiator.

Shower Room 7'8" x 6'6" (2.359 x 2.001)



With a three-piece suite comprising of a low level WC, a wash hand basin with storage unit, and a shower with mains supply. Frosted window to the front. Heated towel rail. Tiled flooring and walls.

Second Floor

Landing

With doors to bedrooms one and two.

Bedroom One 11'8" x 11'7" (3.579 x 3.535)



Double glazed windows to the rear. Radiator. Walk-in wardrobe providing ample storage and hanging space. Door to en-suite.

Bedroom One



En Suite 7'0" x 10'6" (2.135 x 3.217)

Fitted with a three-piece suite comprising a low level WC, a wash hand basin with cabinets above and below, and a shower cubicle with an electric shower. Storage cupboard. Radiator. Double glazed skylight.

Bedroom Two 11'10" x 15'2" (3.631 x 4.639)



Two double glazed windows to the rear. Radiator. Access to the attic room.

Attic Room 12'9" x 12'3" (3.899 x 3.746)

Velux roof window to the front.

External

The front features two driveways, one leading to the integral garage. Lawned garden home to a variety of flowers, trees and shrubs. Side access on both sides of the property. The rear has an enclosed garden bordered with mature trees and shrubs, laid to lawn with feature flower beds. Paved patio area with a vegetable patch. Summer house. Two storage sheds. Water butt for garden irrigation.

Front Garden



Another Aspect



Rear Garden



Rear Garden



Rear Garden



Rear Garden



Rear Garden



Rear Garden



Services

Mains water, gas, and electricity. There is a water meter. Current broadband is supplied by Virgin Media. Ultrafast broadband available. Phone signal available with multiple networks.

Council Tax Band

Council Tax Band - G

Tenure

Freehold.

Aerial Aspect



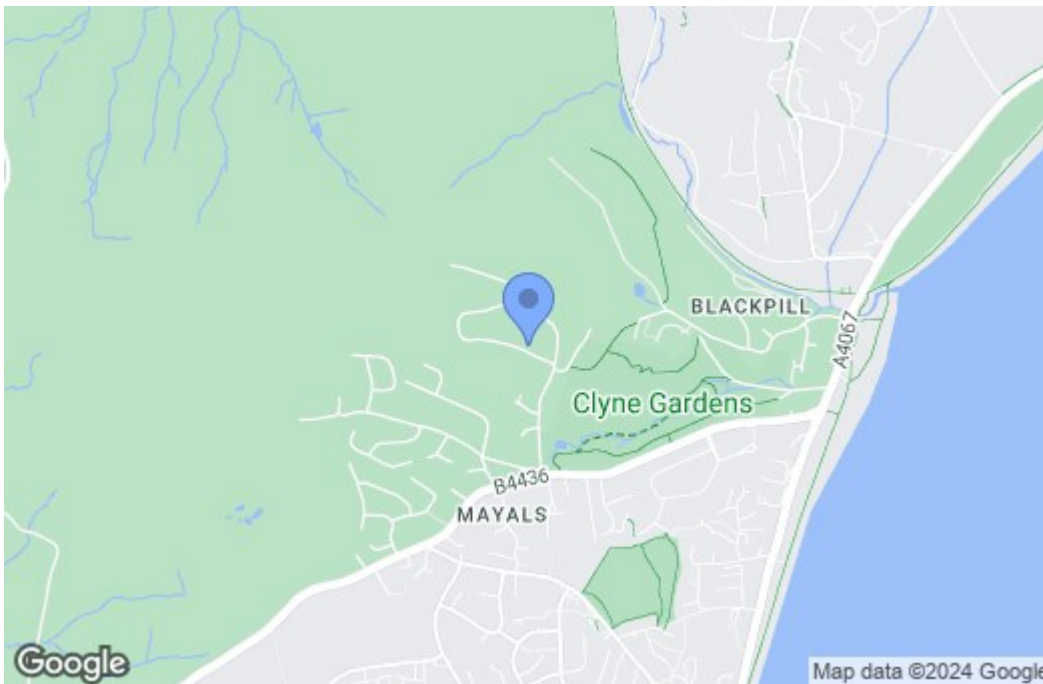
Aerial Aspect



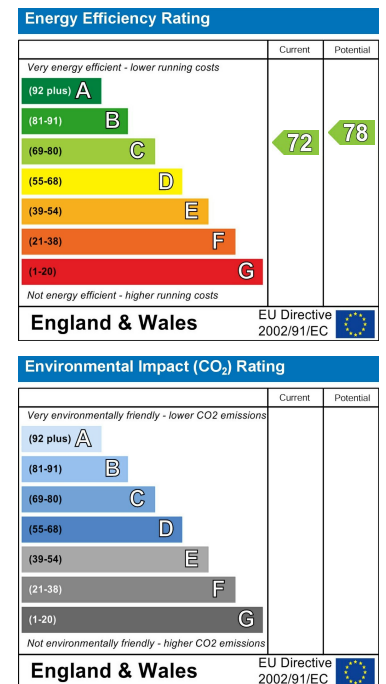
Floor Plan



Area Map



Energy Efficiency Graph



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