



21 Clyne Crescent, Mayals, Swansea, City & County Of Swansea, SA3 5HN

£379,995

Nestled in the peaceful and highly sought-after location of Mayals, this charming three-bedroom semi-detached property offers a wonderful opportunity for comfortable family living. Situated just a short distance from the picturesque Mumbles Bay, the home enjoys the benefits of coastal living while being tucked away in a serene residential area.

With a plot size of 0.08 acres and a spacious floor area of 1,493 square feet, the property provides ample room both inside and out. Upon entering, you are welcomed by a porch leading into a hallway, which connects to a cozy lounge, a well-appointed kitchen, a utility room, a sitting room, and a dining room, all located on the ground floor. The first floor features three generously sized bedrooms, a family bathroom, and a separate W/C, offering plenty of space for a growing family.

Entrance

Via a double glazed PVC door into the porch.

Porch

With a feature stained glass door into the hallway.

Hallway



With parquet flooring. Radiator. Stairs to the first floor. Door to the kitchen. Door to the lounge. Door to the sitting room. Door to the utility room.

Lounge 12'1" x 11'1" (3.688 x 3.397)



With a double glazed bay window to the front. Radiator. Parquet flooring. Feature fireplace housing a gas fire.

Lounge



Kitchen 15'1" x 8'9" (4.601 x 2.689)



With a set of double glazed windows to the front. Double glazed window to the side. Radiator. Tiled floor. The kitchen is fitted with a range of base and wall units. Running work surface incorporating a one-and-a-half bowl stainless steel sink and drainer unit. Four ring gas hob with extractor hood over. Integral oven grill.

Kitchen



Kitchen



Utility Room 7'6" x 12'4" (2.304 x 3.778)



With a set of double glazed windows to the rear. Frosted double glazed PVC door to the side. Space for fridge freezer. Plumbing for washing machine. Running work surface incorporating a sink and drainer unit.

Sitting Room 11'6" x 11'2" (3.511 x 3.405)



You have an opening to the dining room. You also have a feature fireplace. Radiator.

Sitting Room



Dining Room



Dining Room 12'6" x 10'1" (3.827 x 3.075)



You have a set of double glazed French patio doors to the rear garden and a double glazed window to the rear and a radiator.

First Floor

Landing

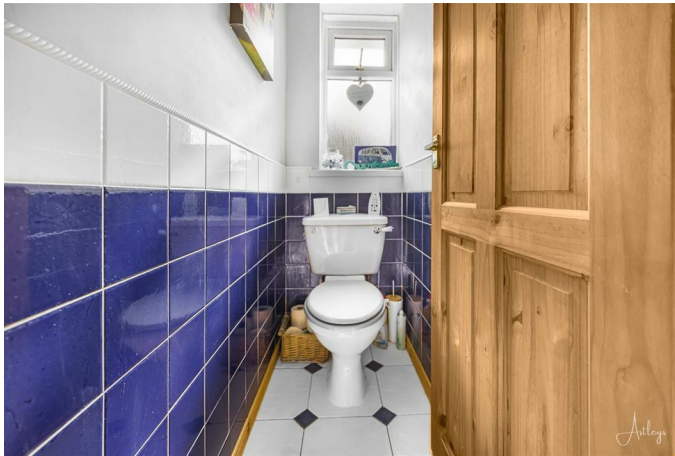
You have a set of frosted double glazed windows to the side. Loft access. Door to the bathroom. Door to the cloakroom. Door to airing cupboard, doors to bedrooms.

Bathroom 7'9" x 7'3" (2.386 x 2.224)



You have a set of frosted double glazed windows to the rear. Bathroom suite comprising bathtub. Wash hand basin. Tiled floor. Radiator.

W/C 5'3" x 2'7" (1.617 x 0.805)



With a frosted double glazed window to the rear. WC. Tiled floor.

Bedroom One 10'11" x 13'0" (3.342 x 3.973)



You have a double glazed bay window to the front. Radiator.

Bedroom One



Bedroom Two 10'2" x 12'9" (3.116 x 3.903)



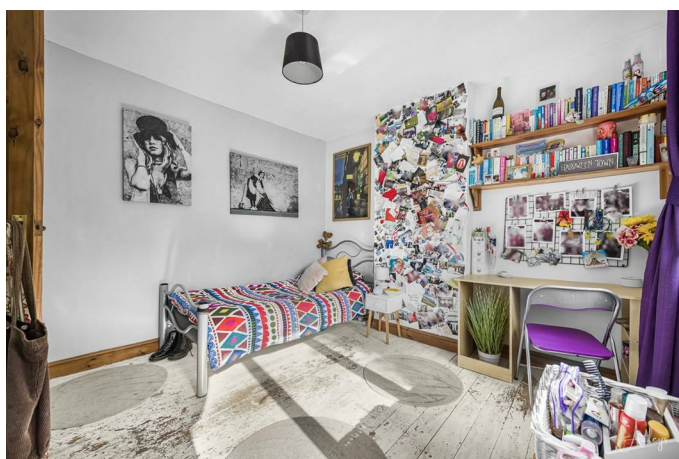
You have a set of double glazed windows to the front. Radiator. Doors to built-in wardrobes.

Bedroom Three 10'11" x 11'0" (3.341 x 3.353)



You have a set of double glazed windows to the rear. Radiator. Door to a built-in storage cupboard.

Bedroom Three



External

Another Aspect



Aerial Aspect



Front



You have driveway parking for one vehicle. Lawned garden. Side access to the rear.

Rear

You have a patio seating area with ample room for tables and chairs which in turn lead to a level lawned garden, home variety of flowers, trees and shrubs. Detached garden shed. Door to w/c.

Rear Garden



Rear Garden



Rear Garden



Rear Garden



Rear Garden



Rear Garden



Services

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

Tenure

Freehold.

Council Tax Band

Council Tax Band - E

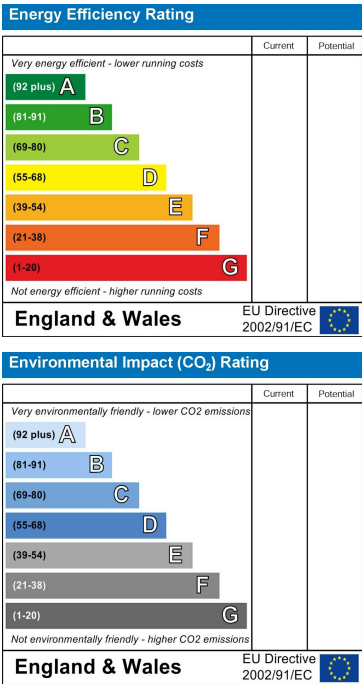
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.