



34 Whitegates, Mayals, Swansea, City & County Of Swansea, SA3 5HW

£600,000

Located in the peaceful neighbourhood of Whitegates, Mayals. Opposite the beautiful Clyne Gardens. This spacious five-bedroom detached family home offers versatile living space across three floors, with partial sea views of Swansea Bay from the top floor. Set on a plot of 0.08 acres and boasting a generous floor area of 2263 square feet, this property is ideal for family living. The property also falls within a five minute drive of Singleton hospital and Swansea University.

Upon entering, the ground floor offers a welcoming hallway, cloakroom, and an integral garage, currently used as a music room. The living space includes a lounge, dining room, and a kitchen/breakfast room, complete with a separate utility room.

Entrance

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

Hallway



With stairs to the first floor. Radiator. Doors to the cloakroom, integral garage, lounge, dining room & kitchen.

Hallway



Cloakroom 5'11" x 3'1" (1.824 x 0.954)



With frosted double glazed window to the front. Suite comprising; low level w/c, wash hand basin. Tiled floor.

Integral Garage 19'0" x 8'7" (5.809 x 2.627)

With a set of triple glazed windows to the front. Triple glazed PVC door to the front. Currently used as a music room. Ideal for a 'work from home' space.

Lounge 13'0" x 12'8" (3.981 x 3.876)



With double glazed window to the front. Radiator. Feature fireplace on marble hearth. TV Aerial, phone point. BT Fibre Broadband available.

Dining Room 13'0" x 12'8" (3.981 x 3.876)



With a double glazed window to the rear. Double glazed French patio doors to the rear garden. Door to kitchen/breakfast room. Radiator. Aerial point.

Dining Room



Kitchen/Breakfast Room 11'2" x 12'1" (3.427 x 3.699)



With two double glazed windows to the rear. Door to the utility room. A beautifully appointed Magnet kitchen fitted with a range of base and wall units, running work surface incorporating one and a half bowl stainless steel sink and drainer unit with mixer tap over. Integral oven & grill. Integral dishwasher. Space for fridge/freezer. Breakfast island. Door to the utility room.

Kitchen/Breakfast Room



Utility Room 9'2" x 5'4" (2.802 x 1.627)

With a double glazed window to the side. Frosted double glazed door to the side. Space for tumble dryer. Space for washing machine. Running work surface incorporating stainless steel sink and drainer unit. Tiled floor. Tiled splash backs. Radiator.

First Floor

Landing



With doors to bedrooms one, two, three & four. Door to the family bathroom. Stairs to second floor. Door to storage cupboard.

Bathroom 9'1" x 6'7" (2.778 x 2.023)



With a frosted double glazed window to the side. Beautifully appointed suite, comprising a large walk-in shower. Bathtub. WC. wash hand basin. Chrome heated towel rail. Tiled floor. Tiled walls. Heated illuminated mirror.

Bathroom



Bedroom One 19'8" x 8'7" (6.009 x 2.626)



With a double glazed window to the front. Door to ensuite. Radiator.

Bedroom One



Bedroom Two 11'4" x 12'0" (3.456 x 3.673)



En-Suite 5'10" x 6'4" (1.797 x 1.950)



With a frosted double glazed window to the front. Well appointed suite comprising bathtub with shower over. WC. Wash hand basin. Chrome heated towel rail. Tiled floor. Tiled walls. Extractor fan.

With two double glazed windows to the rear. Radiator.

Bedroom Two



Bedroom Three 13'10" x 9'2" (4.217 x 2.797)



With three double glazed windows to the rear. Radiator.

Bedroom Three

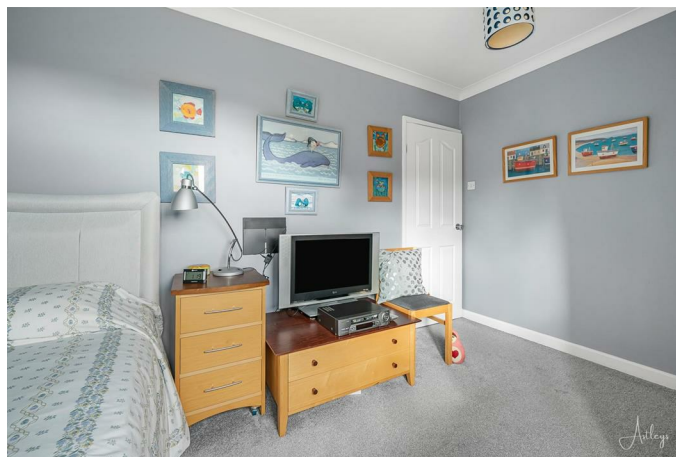


Bedroom Four 12'2" x 8'1" (3.712 x 2.476)



With two double glazed windows to the front. Radiator. Opening to storage cupboard.

Bedroom Four



Second Floor

Bedroom Five/Sitting Room 27'9" x 13'8" (8.483 x 4.172)

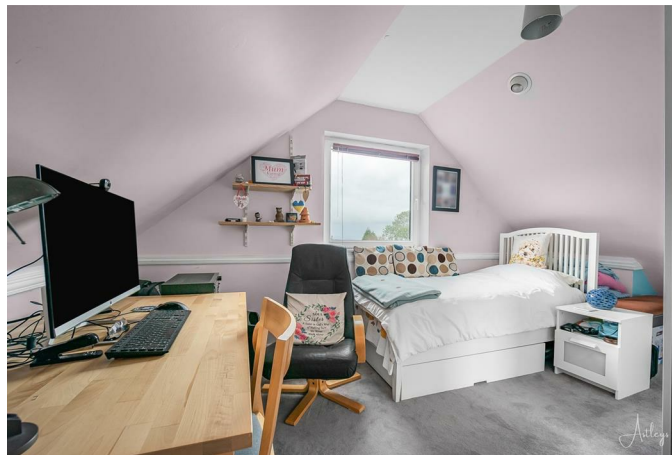


With two Velux roof windows to the front. Velux roof window to the rear. Double glazed window to the side offering partial sea views of Swansea Bay. Doors to eaves storage. Radiator. Opening to snug.

Bedroom Five/Sitting Room



Bedroom Five/Sitting Room



Bedroom Five/Sitting Room



**Restricted Height Children's Playroom 9'3" x 7'11"
(2.821 x 2.431)**



With a double glazed window to the side offering partial sea views of Swansea Bay. Radiator.

External

Front



You have driveway parking for one vehicle leading to integral garage. Lawned garden home to a variety of flowers & shrubs. Side access.

Another Aspect



Aerial Aspect



Aerial Aspect



Aerial Aspect



Rear Garden



Aerial Aspect



Rear Garden



Rear

You have a patio seating area with steps up to a further raised patio seating area. Lawned area. Garden is bordered by fencing and home to a variety of trees & shrubs. Side access.

Rear Garden



Services

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

Council Tax Band

Council Tax Band - G

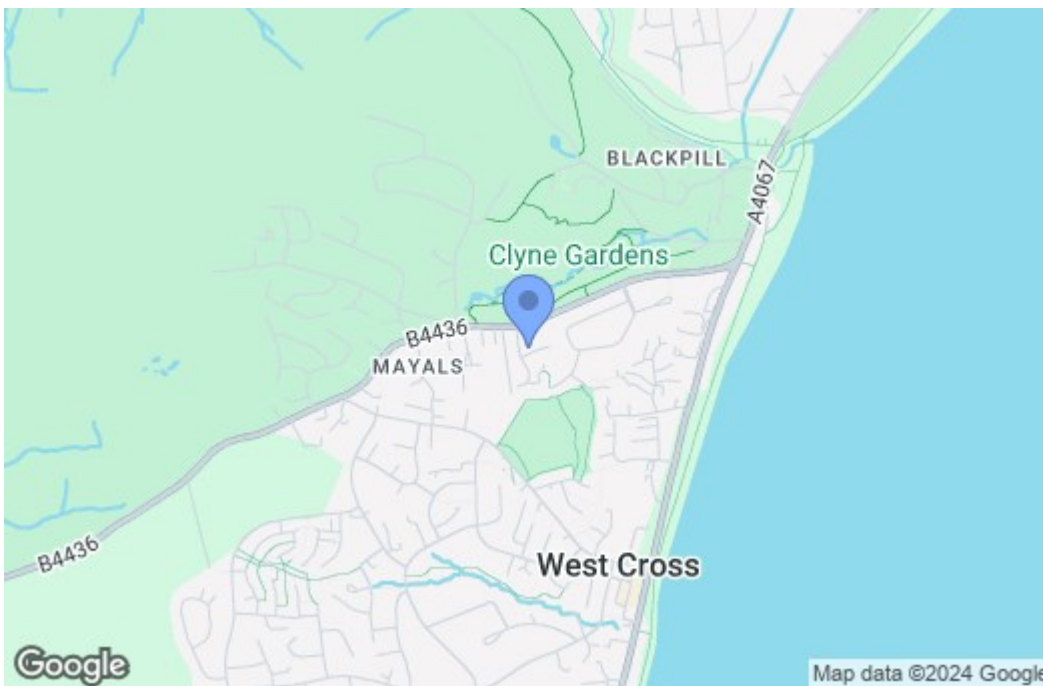
Tenure

Freehold.

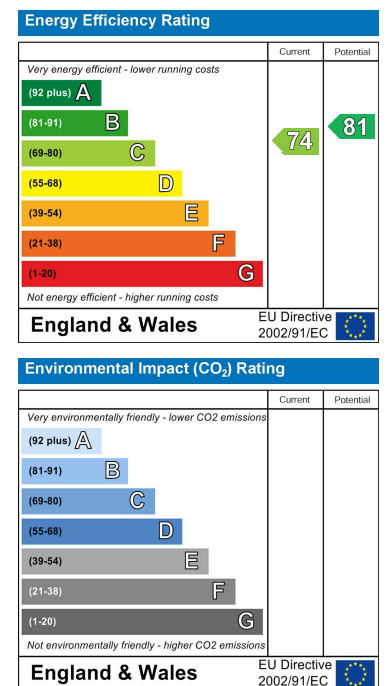
Floor Plan



Area Map



Energy Efficiency Graph



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